



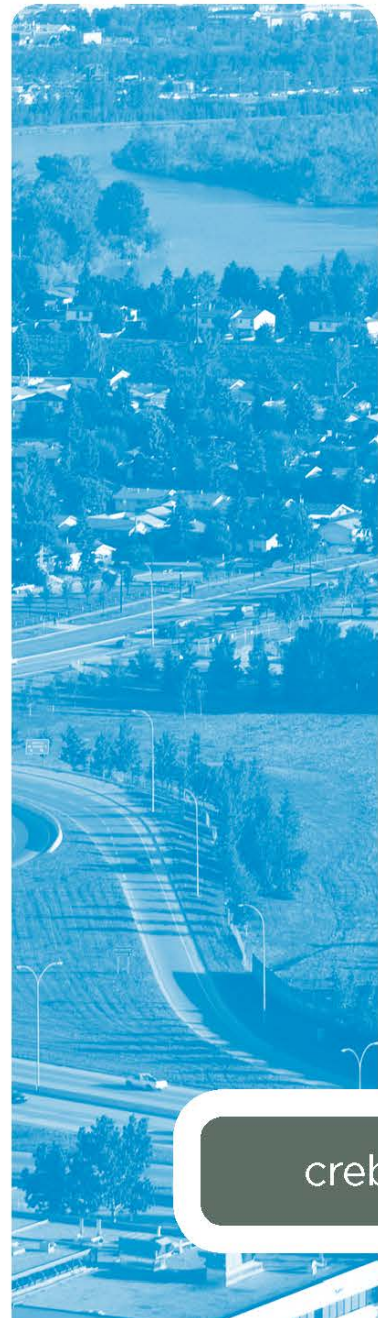
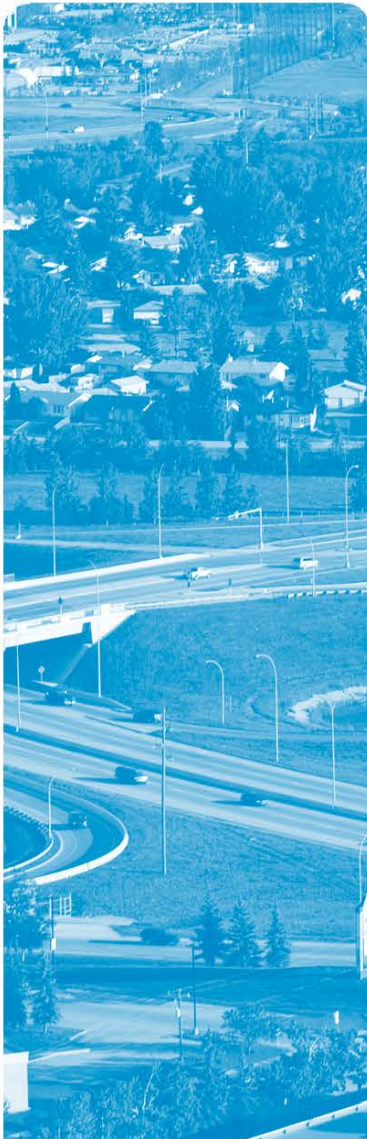
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MONTHLY STATISTICS PACKAGE

City of Calgary

September
2021



creb.com

September 2021

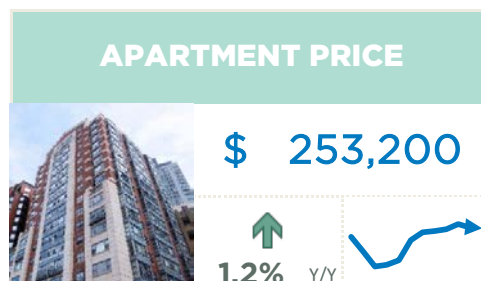
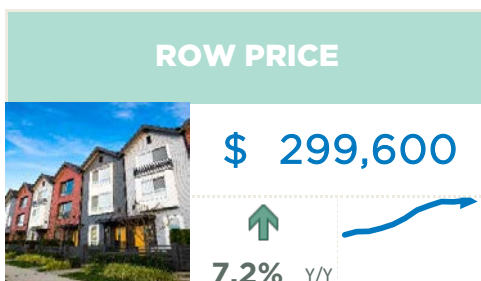
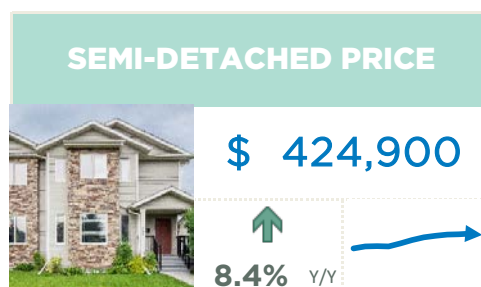
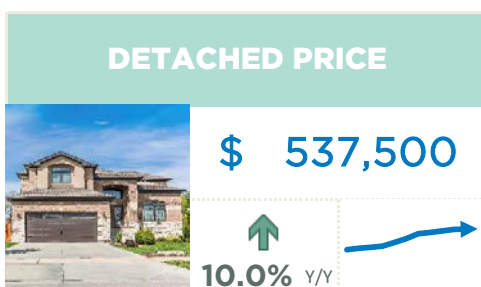
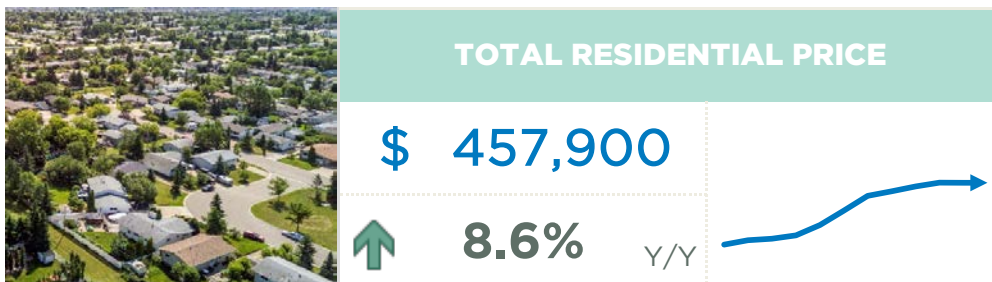
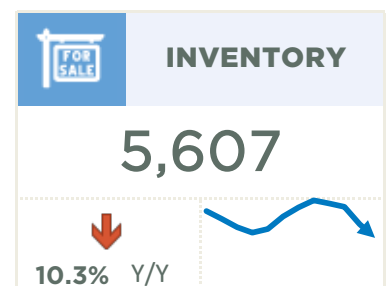
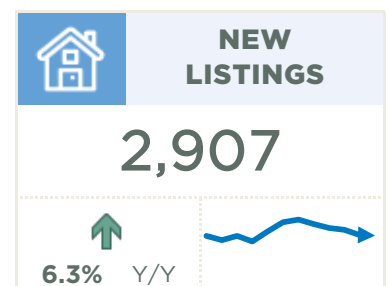
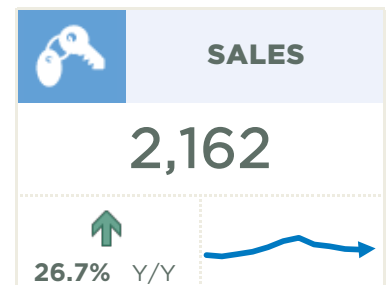
Sales remain strong in September

City of Calgary, October 1, 2021 - Residential sales totalled 2,162 in September, nearing the record high for the month recorded in 2005. Further gains in new listings likely supported some of the sales growth that occurred this month.

“While sales activity in the fall tends to be slower than in the spring months, the continued strong sales are likely being driven by consumers who were unable to transact earlier in the year when supply levels had not yet adjusted to demand,” said CREB® chief economist Ann-Marie Lurie. “The market continues to favour the seller, but conditions are not as tight as they were earlier this year.”

Inventory levels in September eased to 5,607 units, keeping the months of supply below three months. However, there is significant variation depending on property type and the tightest conditions continue to be in the detached market, with under two months of supply. At the same time, the apartment condominium sector is not facing the same level of supply challenges, with nearly five months of inventory available based on current demand levels.

Supply adjustments have helped ease the upward pressure on home prices. Prices have eased slightly relative to a few months ago, but they remain well above levels recorded earlier in the year. As of September, the total residential benchmark price in Calgary was \$457,900, over eight per cent higher than levels recorded last year.



September 2021

September 2021

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,268	20%	1,562	6%	2,496	-19%	81%	1.97	-32%	\$537,500	10%
Semi	210	37%	296	6%	517	-13%	71%	2.46	-37%	\$424,900	8%
Row	318	24%	417	5%	876	-8%	76%	2.75	-26%	\$299,600	7%
Apartment	366	51%	632	9%	1,718	5%	58%	4.69	-31%	\$253,200	1%
Total Residential	2,162	27%	2,907	6%	5,607	-10%	74%	2.59	-29%	\$457,900	9%

Year-to-Date

September 2021

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	13,464	87%	18,145	45%	2,626	-12%	74%	1.76	-53%	\$524,778	9%
Semi	2,005	66%	2,939	30%	500	-18%	68%	2.24	-51%	\$417,244	8%
Row	3,057	95%	4,638	41%	933	2%	66%	2.75	-48%	\$293,367	6%
Apartment	3,145	78%	6,218	32%	1,731	15%	51%	4.95	-36%	\$251,167	3%
Total Residential	21,671	84%	31,940	40%	5,790	-4%	68%	2.40	-48%	\$448,200	8%



Detached

Calgary recorded 1,268 sales this month, a significant gain relative to last year and 30 per cent higher than longer-term trends. Sales this month improved across all price ranges except homes priced under \$400,000. However, the decline in sales in the lower price range is likely related to limited supply choice.

On a year-to-date basis, prices have improved across all districts, with gains that range from a low of five per cent in the City Centre to nearly twelve per cent in the South East. The City Centre is the only district where prices remain below previous highs. The September detached benchmark price of \$537,500 has trended down slightly from the record high set in July, but this has not erased earlier gains, as it remains nearly 10 per cent higher than last year.



Semi-Detached

With less supply choice in the lower price ranges of the detached market, many consumers have turned to the semi-detached sector. With 2,005 sales so far this year, year-to-date sales are over 45 per cent higher than long-term trends and have reached new record highs.

The improvement in sales was, in part, related to the improvements in new listings. The sales-to-new-listings ratio in this sector has averaged below 70 per cent over the past several months. This is nowhere near as tight as the detached sector, which has averaged 80 per cent.

While conditions have not been as tight in the semi-detached sector, there have still been substantial price gains this year. As of September, the benchmark price was \$424,900, slightly lower than last month, but over eight per cent higher than last year's levels. Like the detached sector, the semi-detached sector's slowest price growth has occurred in the City Centre. On a year-to-date basis, prices remained below previous highs in the City Centre, North East and South districts.



Row

With 318 sales this month, year-to-date sales pushed up to 3,057 units, which is 62 per cent above long-term trends and on pace to hit record levels this year. Sales have risen across every district, with the largest growth recorded in the South East district.

While new listings did improve this month, it was not enough to prevent further declines in Inventory levels. The months of supply remained relatively low at less than three months, which is well below traditional levels for this time of year.

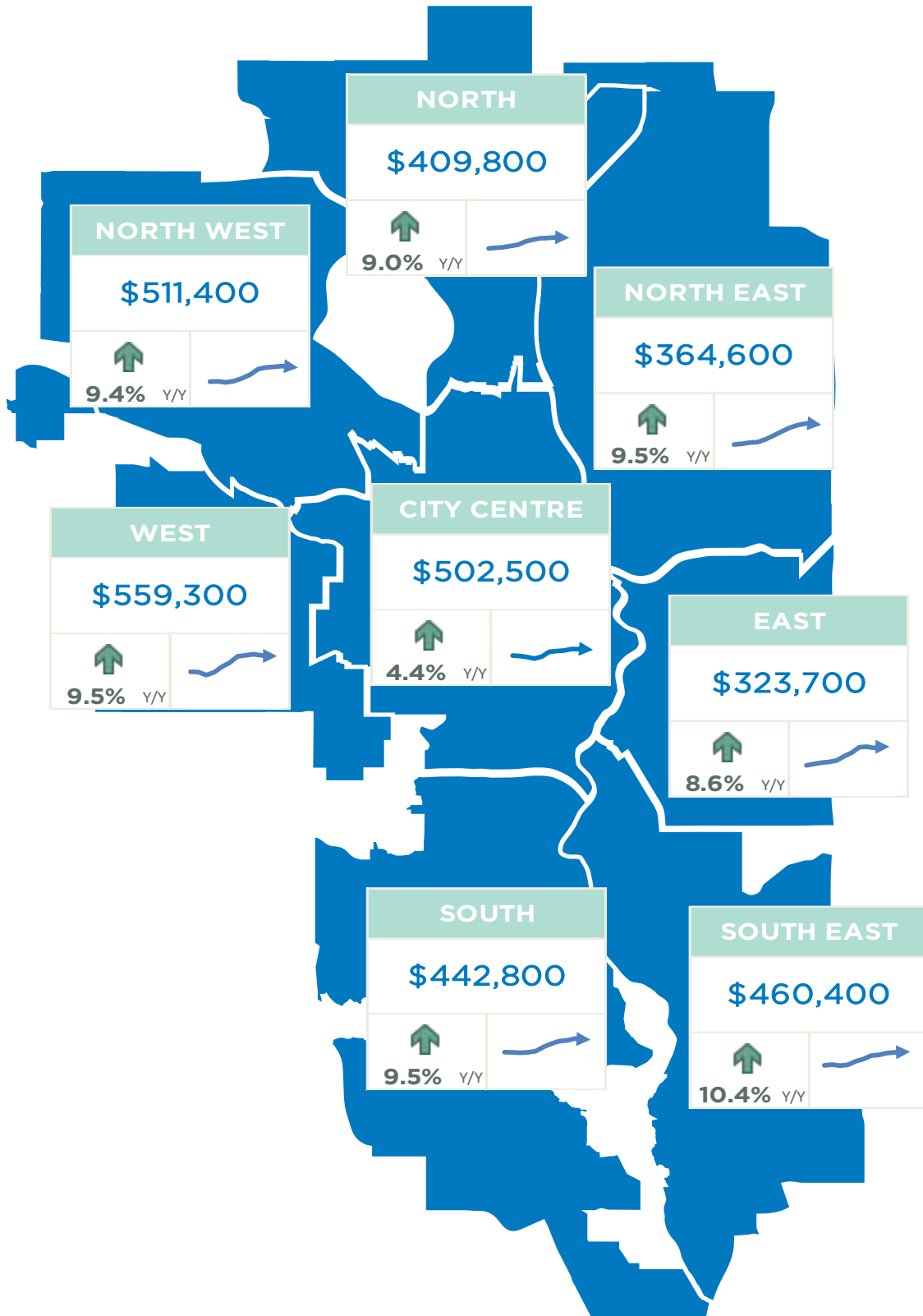
Tighter conditions have supported price growth across all districts so far in 2021. However, unlike the detached and semi-detached sectors, row prices remain below previous highs across all districts in the city.



Apartment

A boost in new listings this month translated into some gains in sales activity. However, with a sales-to-new-listings ratio of 58 per cent, inventories still trended up relative to the previous month and last year's levels. The months of supply remained just below five months in September, far lower than levels recorded last year and over the past five years. Conditions have generally been more balanced for this property type compared with other sectors, preventing strong price gains. On a year-to-date basis, citywide benchmark prices improved by nearly three per cent, but they remain over 14 per cent lower than previous highs.

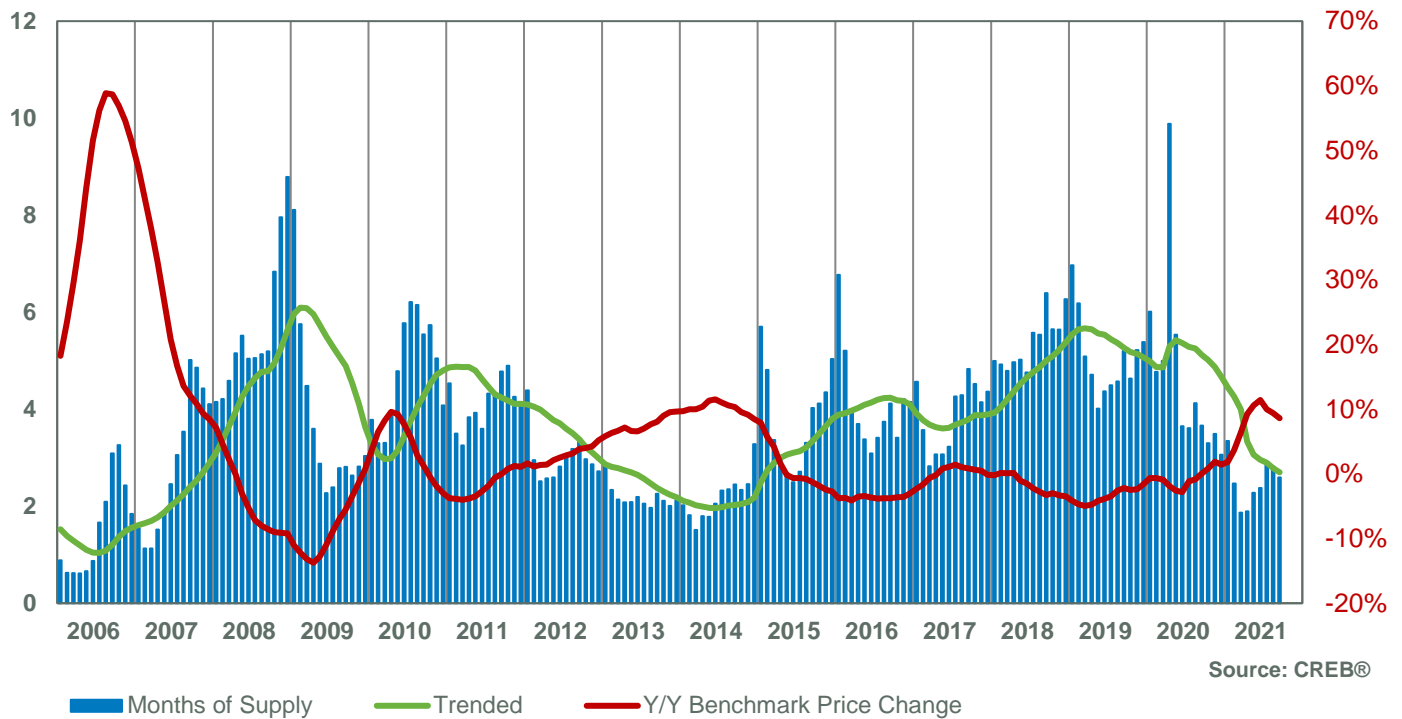
September 2021 District Total Residential Benchmark Price



	Sep-20	Sep-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
CITY OF CALGARY						
Total Sales	1,706	2,162	26.73%	11,750	21,671	84.43%
Total Sales Volume	\$797,889,138	\$1,029,200,026	28.99%	\$5,365,816,217	\$10,731,175,728	99.99%
New Listings	2,736	2,907	6.25%	22,806	31,940	40.05%
Inventory	6,248	5,607	-10.26%	6,012	5,790	-3.70%
Months of Supply	3.66	2.59	-29.19%	4.61	2.40	-47.79%
Sales to New Listings	62.35%	74.37%	12.02%	51.52%	67.85%	16.33%
Sales to List Price	96.61%	97.17%	0.56%	96.45%	98.12%	1.67%
Days on Market	54	44	-19.10%	55	38	-30.91%
Benchmark Price	\$421,700	\$457,900	8.58%	\$415,411	\$448,200	7.89%
Median Price	\$418,750	\$425,000	1.49%	\$410,000	\$445,000	8.54%
Average Price	\$467,696	\$476,041	1.78%	\$456,665	\$495,186	8.44%
Index	191	208	8.58%	188	200	6.27%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Sep. 2021

	Sep-20	Sep-21	Y/Y % Change	2020 YTD	2021 YTD	% Change
DETACHED						
Total Sales	1,055	1,268	20.19%	7,211	13,464	86.71%
Total Sales Volume	\$577,880,855	\$736,840,151	27.51%	\$3,877,108,537	\$7,902,024,768	103.81%
New Listings	1,479	1,562	5.61%	12,547	18,145	44.62%
Inventory	3,065	2,496	-18.56%	2,978	2,626	-11.81%
Months of Supply	2.91	1.97	-32.24%	3.72	1.76	-52.77%
Sales to New Listings Ratio	71.33%	81.18%	9.85%	57.47%	74.20%	16.73%
Sales to List Price Ratio	96.63%	97.09%	0.46%	96.51%	98.35%	1.84%
Days on Market	50	36	-28.14%	50	31	-38.00%
Benchmark Price	\$488,800	\$537,500	9.96%	\$480,144	\$524,778	9.30%
Median Price	\$478,000	\$505,000	5.65%	\$470,000	\$516,456	9.88%
Average Price	\$547,754	\$581,104	6.09%	\$537,666	\$586,900	9.16%
APARTMENT						
Total Sales	242	366	51.24%	1,764	3,145	78.29%
Total Sales Volume	\$62,714,611	\$94,313,499	50.39%	\$452,120,700	\$826,524,376	82.81%
New Listings	581	632	8.78%	4,697	6,218	32.38%
Inventory	1,638	1,718	4.88%	1,510	1,731	14.59%
Months of Supply	6.77	4.69	-30.65%	7.71	4.95	-35.73%
Sales to New Listings Ratio	41.65%	57.91%	16.26%	37.56%	50.58%	13.02%
Sales to List Price Ratio	95.29%	96.60%	1.31%	95.34%	96.40%	1.05%
Days on Market	67	65	-2.58%	67	60	-10.45%
Benchmark Price	\$250,100	\$253,200	1.24%	\$244,378	\$251,167	2.78%
Median Price	\$229,000	\$225,000	-1.75%	\$228,000	\$230,000	0.88%
Average Price	\$259,151	\$257,687	-0.56%	\$256,304	\$262,806	2.54%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	153	210	37.25%	1,207	2,005	66.11%
Total Sales Volume	\$73,071,772	\$97,566,328	33.52%	\$551,569,604	\$1,004,122,333	82.05%
New Listings	279	296	6.09%	2,266	2,939	29.70%
Inventory	596	517	-13.26%	611	500	-18.22%
Months of Supply	3.90	2.46	-36.80%	4.56	2.24	-50.77%
Sales to New Listings Ratio	54.84%	70.95%	16.11%	53.27%	68.22%	14.95%
Sales to List Price Ratio	97.13%	97.87%	0.76%	96.83%	98.20%	1.42%
Days on Market	53	42	-20.47%	62	39	-37.10%
Benchmark Price	\$391,900	\$424,900	8.42%	\$387,467	\$417,244	7.69%
Median Price	\$401,500	\$400,000	-0.37%	\$372,500	\$420,000	12.75%
Average Price	\$477,593	\$464,602	-2.72%	\$456,976	\$500,809	9.59%
CITY OF CALGARY ROW						
Total Sales	256	318	24.22%	1,568	3,057	94.96%
Total Sales Volume	\$84,221,900	\$100,480,048	19.30%	\$485,017,376	\$998,504,251	105.87%
New Listings	397	417	5.04%	3,296	4,638	40.72%
Inventory	949	876	-7.69%	913	933	2.19%
Months of Supply	3.71	2.75	-25.69%	5.24	2.75	-47.58%
Sales to New Listings Ratio	64.48%	76.26%	11.78%	47.57%	65.91%	18.34%
Sales to List Price Ratio	96.99%	97.60%	0.62%	96.56%	97.66%	1.14%
Days on Market	60	52	-13.75%	60	46	-23.33%
Benchmark Price	\$279,400	\$299,600	7.23%	\$277,522	\$293,367	5.71%
Median Price	\$290,000	\$295,000	1.72%	\$286,500	\$300,000	4.71%
Average Price	\$328,992	\$315,975	-3.96%	\$309,322	\$326,629	5.60%

For a list of definitions, see page 29.

September 2021	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	133	223	59.64%	511	3.84	\$681,300	7.16%	-1.10%
North East	195	204	95.59%	403	2.07	\$402,800	9.69%	-0.44%
North	169	183	92.35%	262	1.55	\$470,400	10.45%	-0.44%
North West	193	226	85.40%	314	1.63	\$581,900	9.73%	-0.58%
West	126	167	75.45%	276	2.19	\$728,000	11.09%	0.00%
South	260	292	89.04%	374	1.44	\$517,500	10.01%	0.19%
South East	161	187	86.10%	216	1.34	\$505,300	11.50%	0.42%
East	30	78	38.46%	127	4.23	\$373,200	7.49%	-0.53%
TOTAL CITY	1,268	1,562	81.18%	2,496	1.97	\$537,500	9.96%	-0.22%
Apartment								
City Centre	137	301	45.51%	941	6.87	\$277,900	-1.49%	0.43%
North East	21	30	70.00%	72	3.43	\$221,000	3.66%	-0.45%
North	34	45	75.56%	110	3.24	\$213,800	1.86%	0.90%
North West	34	50	68.00%	128	3.76	\$245,100	7.59%	-0.61%
West	44	52	84.62%	132	3.00	\$243,300	4.74%	0.95%
South	47	75	62.67%	172	3.66	\$219,600	4.17%	-1.92%
South East	37	65	56.92%	125	3.38	\$238,500	2.49%	-0.46%
East	12	14	85.71%	34	2.83	\$184,400	6.96%	-0.16%
TOTAL CITY	366	632	57.91%	1,718	4.69	\$253,200	1.24%	-0.04%
Semi-detached								
City Centre	54	110	49.09%	230	4.26	\$736,200	6.03%	-2.54%
North East	32	26	123.08%	74	2.31	\$308,500	6.64%	-1.03%
North	26	28	92.86%	25	0.96	\$363,600	10.99%	-0.95%
North West	25	19	131.58%	32	1.28	\$411,800	10.64%	-0.65%
West	11	29	37.93%	50	4.55	\$517,900	8.69%	-1.48%
South	28	33	84.85%	45	1.61	\$343,900	10.33%	0.26%
South East	21	34	61.76%	32	1.52	\$348,200	10.57%	-0.14%
East	10	14	71.43%	27	2.70	\$306,800	7.01%	-0.36%
TOTAL CITY	210	296	70.95%	517	2.46	\$424,900	8.42%	-1.19%
Row								
City Centre	36	65	55.38%	182	5.06	\$468,500	6.84%	-0.72%
North East	33	51	64.71%	131	3.97	\$198,700	10.08%	-1.10%
North	64	71	90.14%	115	1.80	\$259,100	6.28%	-0.54%
North West	41	46	89.13%	86	2.10	\$305,700	6.22%	-1.04%
West	40	56	71.43%	123	3.08	\$345,400	4.32%	2.22%
South	49	65	75.38%	109	2.22	\$263,400	8.44%	0.04%
South East	49	52	94.23%	99	2.02	\$295,700	9.40%	-1.17%
East	6	8	75.00%	25	4.17	\$184,800	16.01%	-0.96%
TOTAL CITY	318	417	76.26%	876	2.75	\$299,600	7.23%	-0.33%

*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

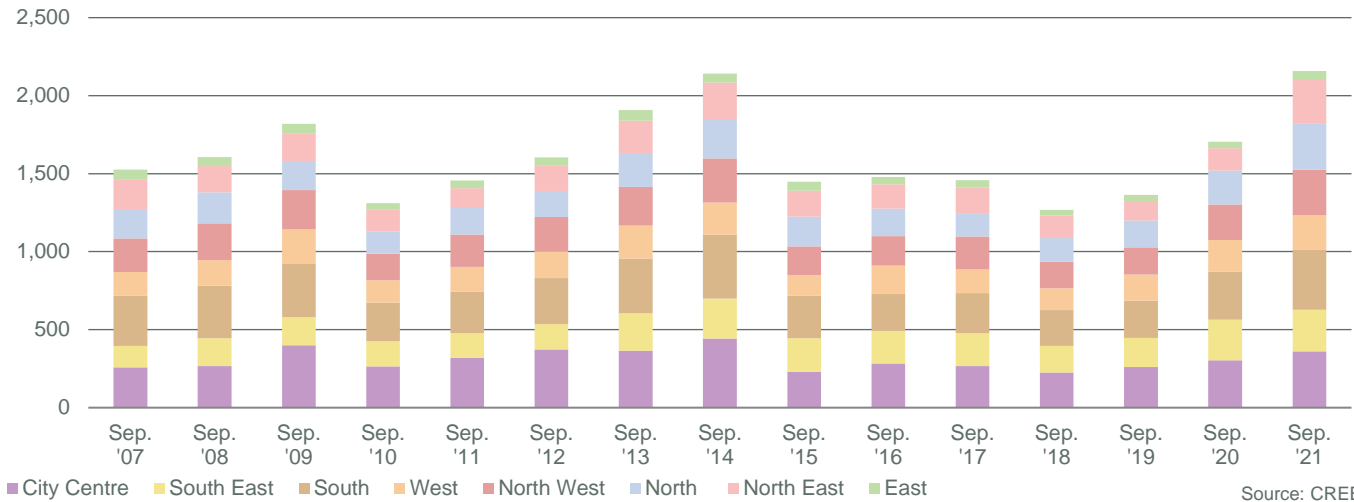
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Sep. 2021

TOTAL SALES

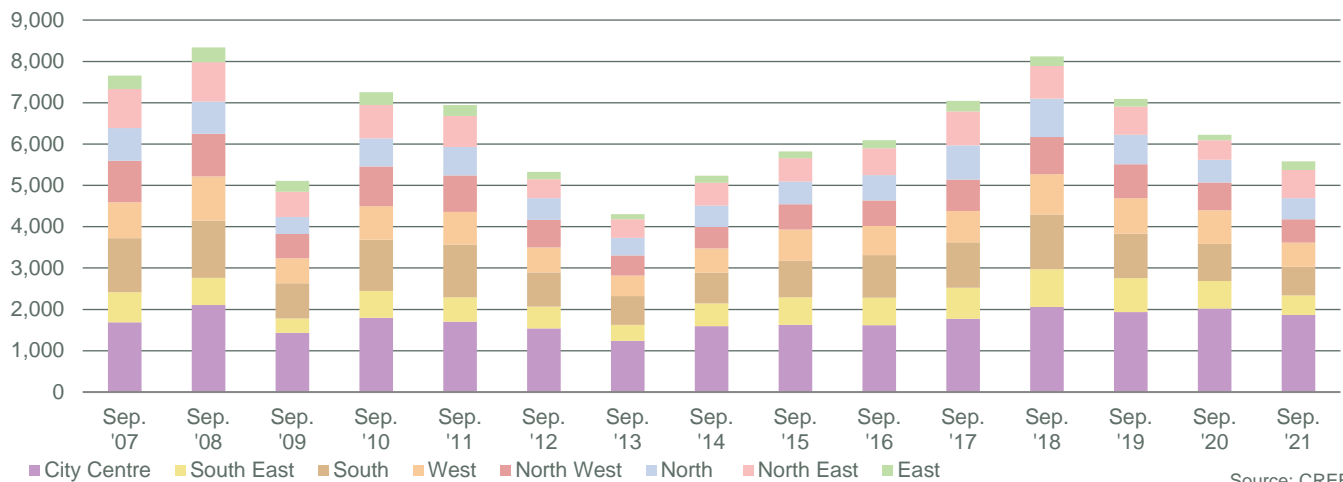
SEPTEMBER



Source: CREB®

TOTAL INVENTORY

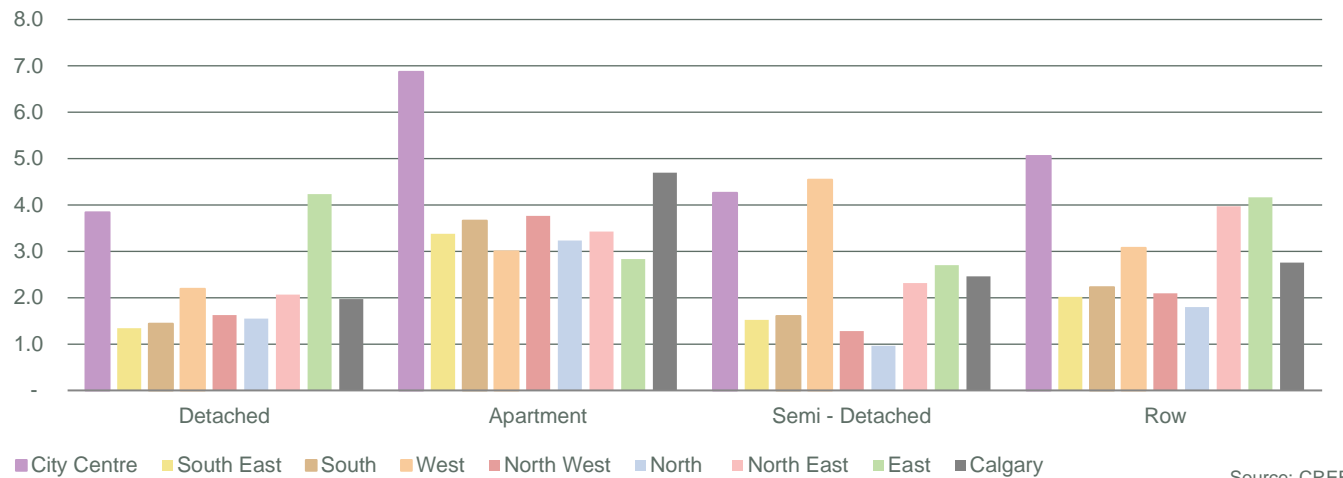
SEPTEMBER



Source: CREB®

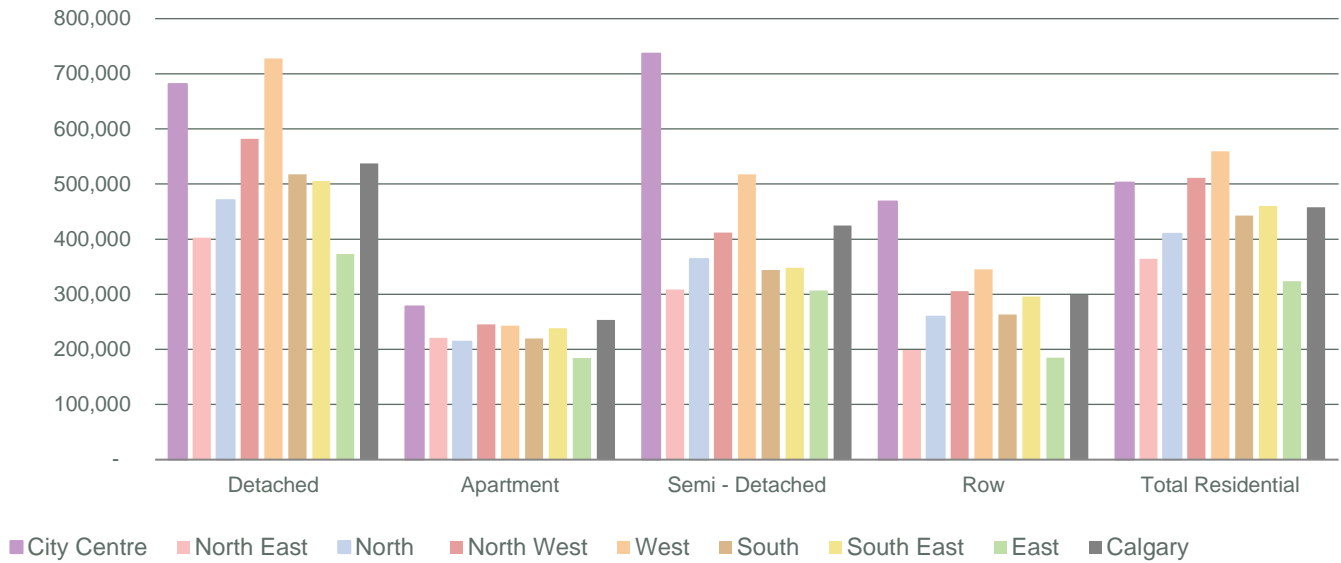
MONTHS OF SUPPLY

SEPTEMBER



Source: CREB®

BENCHMARK PRICE - SEPTEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER



Source: CREB®

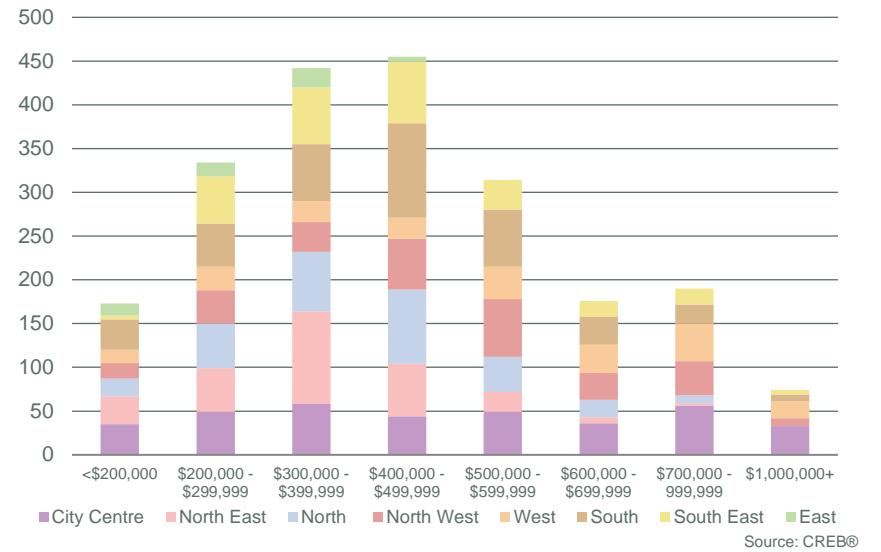
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001	1973	1992
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

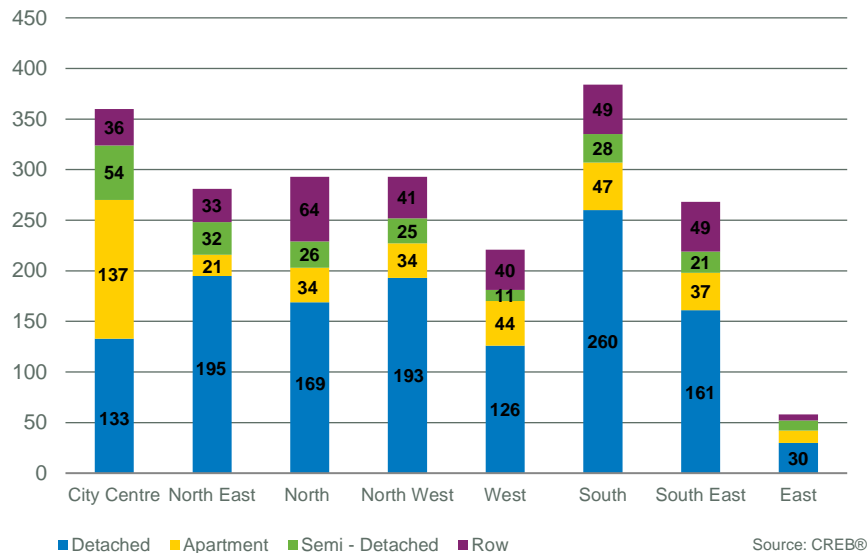
TOTAL INVENTORY BY PRICE RANGE - SEPTEMBER



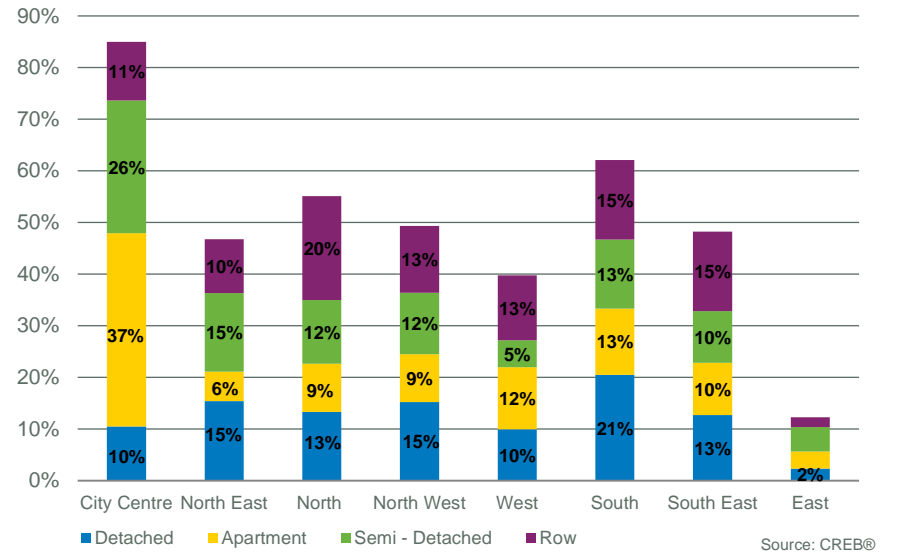
TOTAL SALES BY PRICE RANGE - SEPTEMBER



SALES BY PROPERTY TYPE - SEPTEMBER



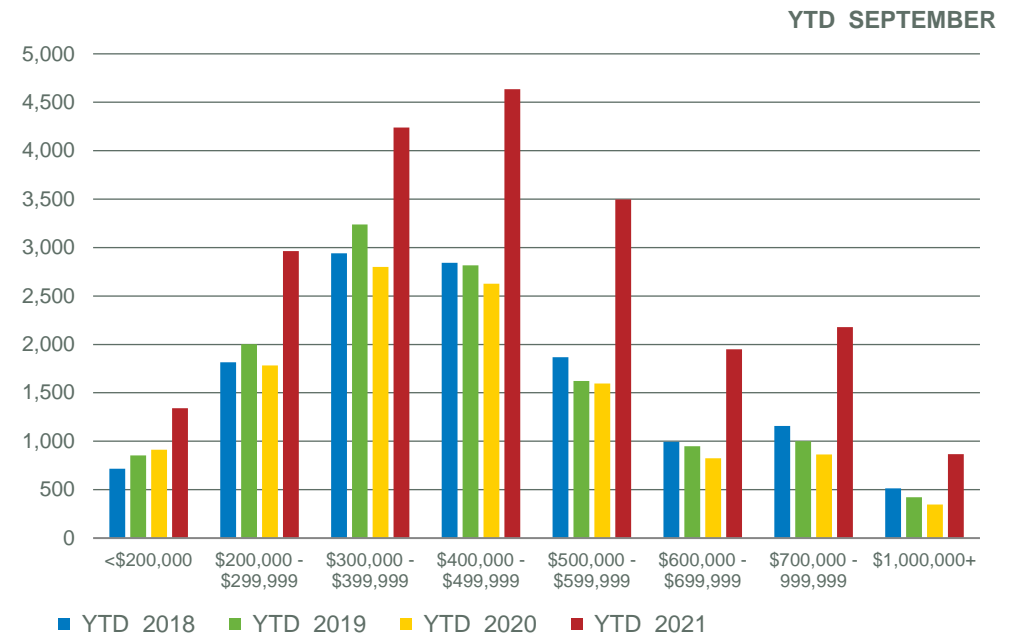
SHARE OF CITY WIDE SALES - SEPTEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	859	1,190	1,174	571	1,078	1,763	1,835	1,574	1,706	1,763	1,437	1,199
New Listings	2,357	2,517	2,418	1,425	2,419	3,336	3,021	2,577	2,736	2,460	1,727	1,172
Inventory	5,163	5,673	5,863	5,645	5,969	6,433	6,621	6,495	6,248	5,818	5,020	3,672
Days on Market	67	56	52	55	60	55	53	52	54	53	55	59
Benchmark Price	415,400	414,900	414,500	412,300	411,200	410,900	418,000	419,800	421,700	422,600	423,300	421,300
Median Price	400,000	412,250	410,000	393,500	401,000	410,000	420,000	415,400	418,750	420,000	415,000	402,000
Average Price	451,755	446,690	448,130	423,338	439,257	460,099	466,266	470,271	467,696	473,869	456,400	446,722
Index	188	188	188	187	186	186	190	190	191	192	192	191
2021												
Sales	1,207	1,832	2,903	3,206	2,981	2,914	2,316	2,150	2,162			
New Listings	2,250	2,850	4,440	4,675	4,562	4,134	3,298	2,824	2,907			
Inventory	4,038	4,520	5,421	6,075	6,787	6,919	6,680	6,059	5,607			
Days on Market	57	45	35	33	32	34	40	42	44			
Benchmark Price	422,900	430,100	440,900	450,400	454,800	457,900	459,700	459,200	457,900			
Median Price	419,000	440,944	459,900	455,000	457,500	445,000	437,500	439,625	425,000			
Average Price	472,020	486,620	505,459	508,632	510,631	494,163	488,391	488,112	476,041			
Index	192	195	200	204	206	208	208	208	208			

	Sep-20	Sep-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	2	1	23	11
\$100,000 - \$149,999	29	46	221	331
\$150,000 - \$199,999	102	126	667	999
\$200,000 - \$249,999	91	148	734	1,328
\$250,000 - \$299,999	151	186	1,048	1,635
\$300,000 - \$349,999	156	189	1,237	1,846
\$350,000 - \$399,999	227	254	1,563	2,394
\$400,000 - \$449,999	219	234	1,430	2,442
\$450,000 - \$499,999	170	223	1,196	2,193
\$500,000 - \$549,999	139	160	927	1,897
\$550,000 - \$599,999	112	154	668	1,599
\$600,000 - \$649,999	64	98	460	1,076
\$650,000 - \$699,999	57	78	365	875
\$700,000 - \$749,999	26	58	222	655
\$750,000 - \$799,999	41	53	214	528
\$800,000 - \$849,999	23	25	152	344
\$850,000 - \$899,999	17	30	105	269
\$900,000 - \$949,999	10	18	86	196
\$950,000 - \$999,999	13	7	85	186
\$1,000,000 - \$1,299,999	27	38	190	472
\$1,300,000 - \$1,499,999	14	12	57	133
\$1,500,000 - \$1,999,999	10	10	58	161
\$2,000,000 +	6	14	42	101
	1,706	2,162	11,750	21,671

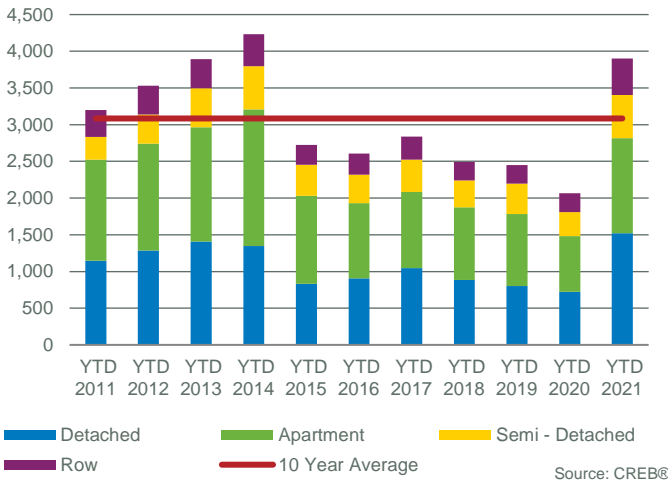
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

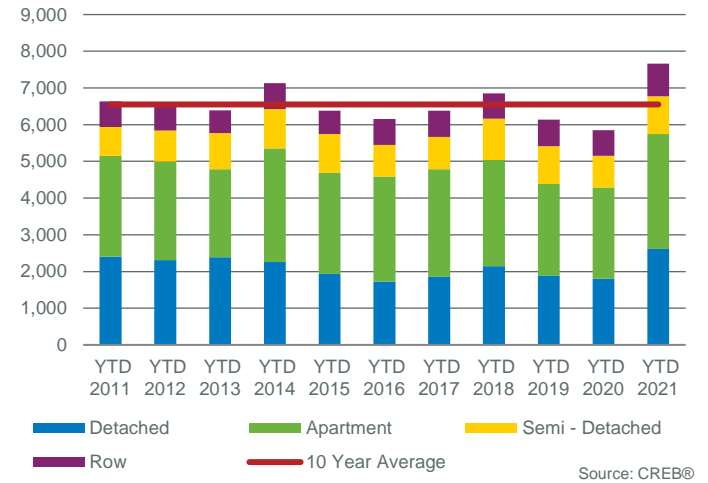
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER



CITY OF CALGARY TOTAL NEW LISTINGS

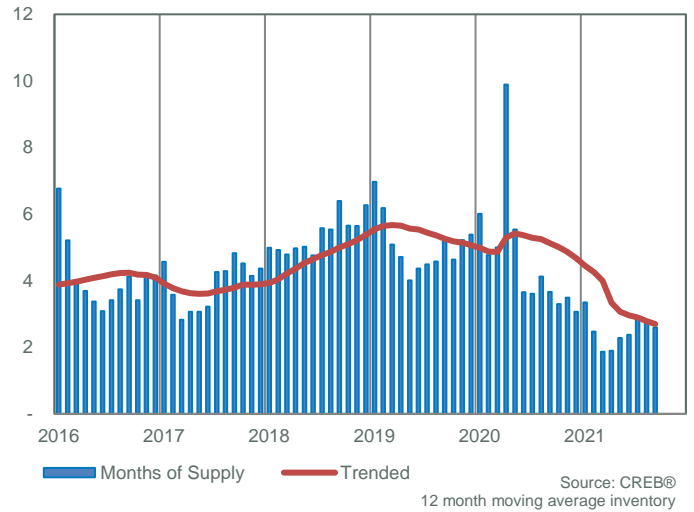
YTD SEPTEMBER



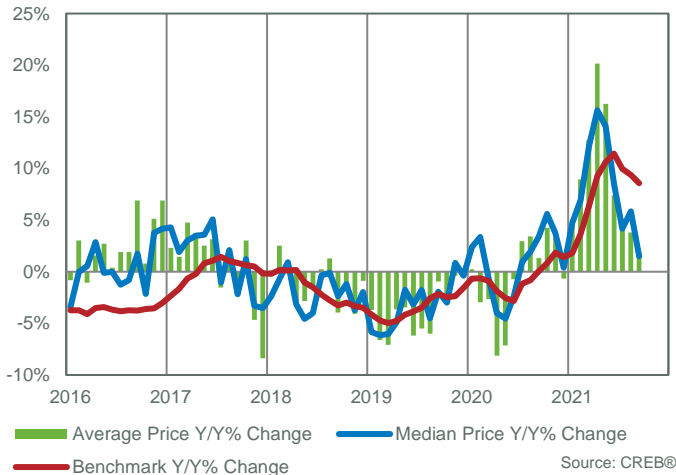
CITY OF CALGARY TOTAL INVENTORY AND SALES



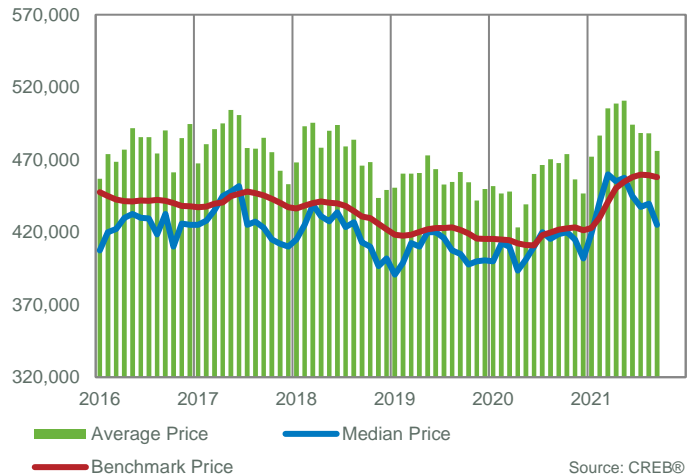
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



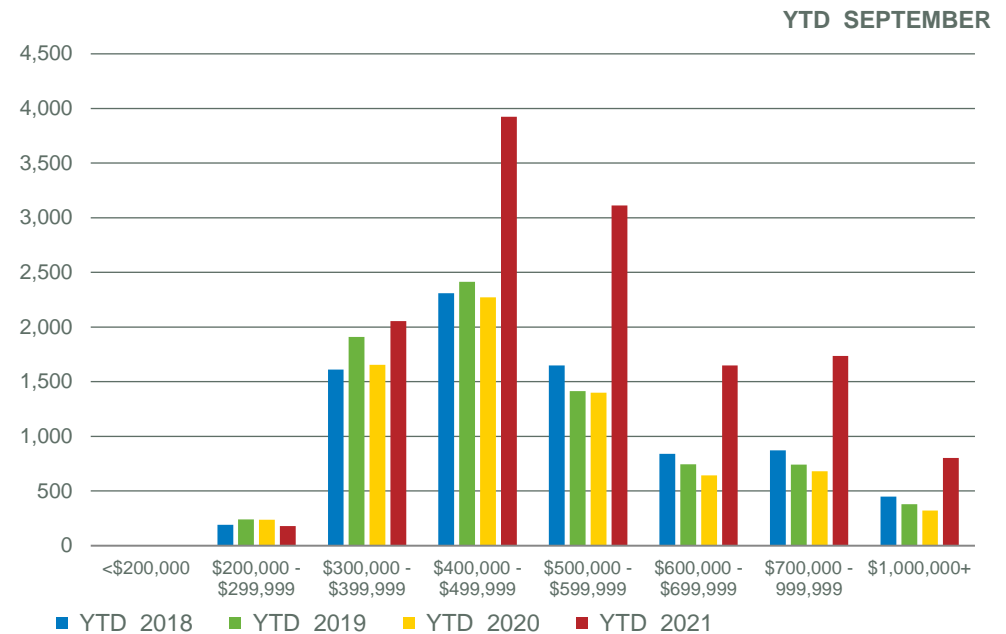
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	515	678	689	339	671	1,103	1,170	991	1,055	1,137	883	717
New Listings	1,210	1,339	1,343	782	1,361	1,891	1,664	1,478	1,479	1,324	893	600
Inventory	2,485	2,748	2,890	2,822	3,017	3,266	3,280	3,228	3,065	2,726	2,244	1,566
Days on Market	61	53	47	49	54	50	49	46	50	47	51	54
Benchmark Price	478,000	477,500	477,500	475,600	475,300	475,100	486,400	487,100	488,800	489,600	490,800	489,300
Median Price	461,500	466,000	470,000	450,000	460,000	472,500	480,000	474,500	478,000	478,800	477,000	458,900
Average Price	539,612	526,084	536,656	499,883	515,831	539,747	544,677	551,656	547,754	553,199	538,025	532,745
Index	195	194	194	194	194	193	198	198	199	199	200	199
2021												
Sales	733	1,121	1,865	2,043	1,908	1,818	1,410	1,298	1,268			
New Listings	1,114	1,572	2,611	2,770	2,731	2,393	1,822	1,570	1,562			
Inventory	1,684	1,926	2,409	2,779	3,199	3,262	3,110	2,771	2,496			
Days on Market	53	37	29	25	26	27	33	36	36			
Benchmark Price	492,000	501,400	515,100	527,900	533,300	537,200	539,900	538,700	537,500			
Median Price	482,000	512,000	527,900	523,000	528,750	512,000	517,425	515,000	505,000			
Average Price	559,202	573,855	594,770	593,877	595,748	583,717	584,455	591,291	581,104			
Index	200	204	210	215	217	219	220	219	219			

	Sep-20	Sep-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	1	-	3	4
\$200,000 - \$249,999	3	2	25	14
\$250,000 - \$299,999	26	21	212	166
\$300,000 - \$349,999	70	60	549	616
\$350,000 - \$399,999	167	159	1,106	1,438
\$400,000 - \$449,999	177	188	1,208	2,004
\$450,000 - \$499,999	144	187	1,064	1,921
\$500,000 - \$549,999	124	139	821	1,695
\$550,000 - \$599,999	95	140	579	1,417
\$600,000 - \$649,999	49	86	367	932
\$650,000 - \$699,999	43	66	275	718
\$700,000 - \$749,999	20	43	162	510
\$750,000 - \$799,999	34	40	168	404
\$800,000 - \$849,999	19	21	124	288
\$850,000 - \$899,999	14	26	85	221
\$900,000 - \$949,999	9	17	72	161
\$950,000 - \$999,999	8	4	69	153
\$1,000,000 - \$1,299,999	24	34	171	424
\$1,300,000 - \$1,499,999	12	12	53	127
\$1,500,000 - \$1,999,999	10	9	57	152
\$2,000,000 +	6	14	41	99
	1,055	1,268	7,211	13,464

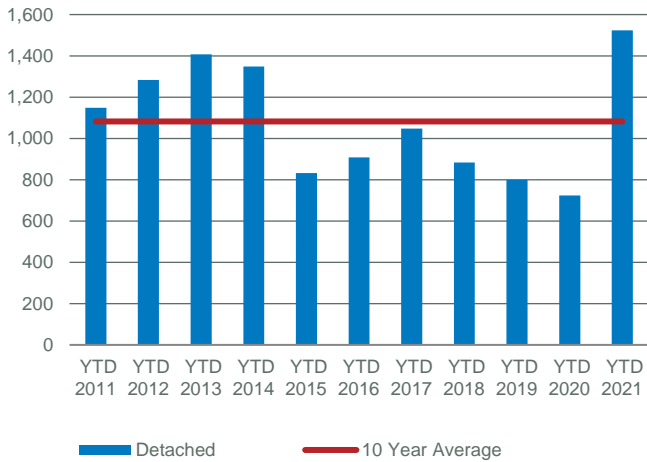
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

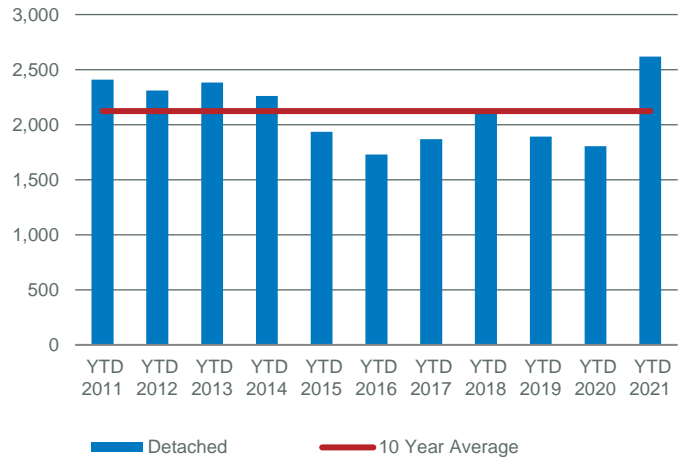
YTD SEPTEMBER



Source: CREB®

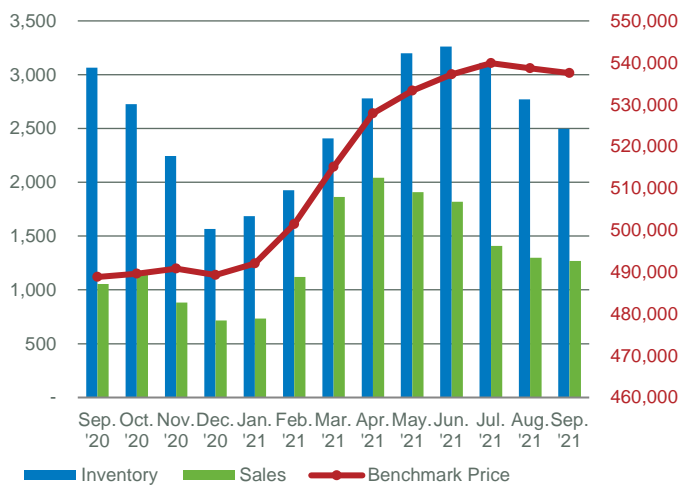
CITY OF CALGARY DETACHED NEW LISTINGS

YTD SEPTEMBER



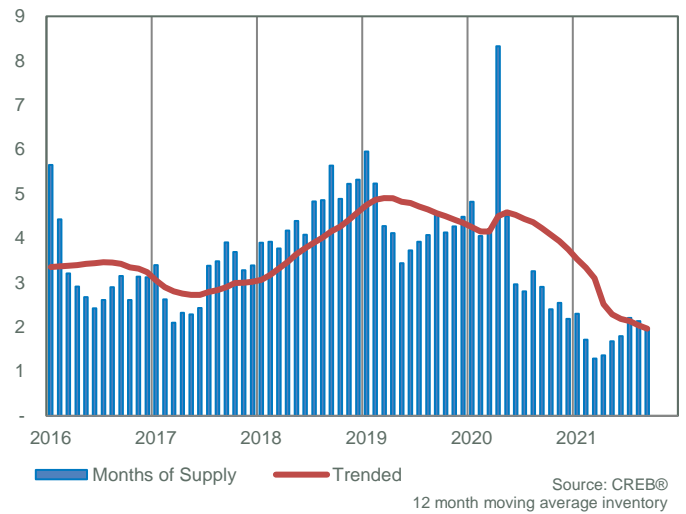
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



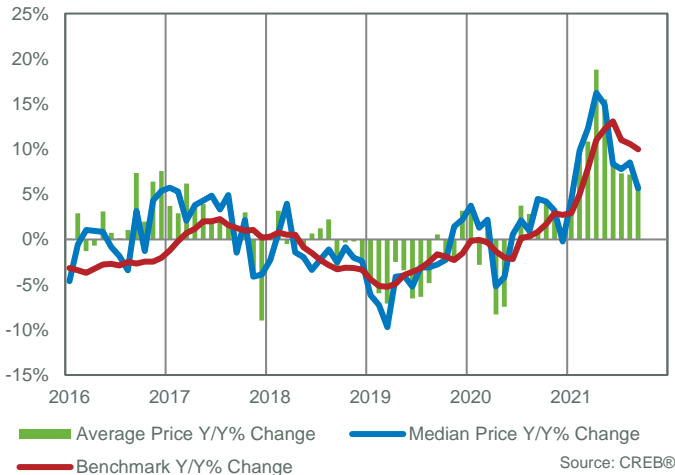
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



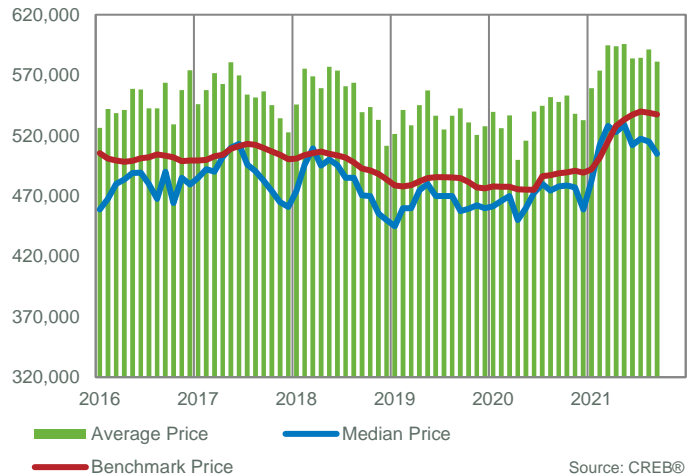
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

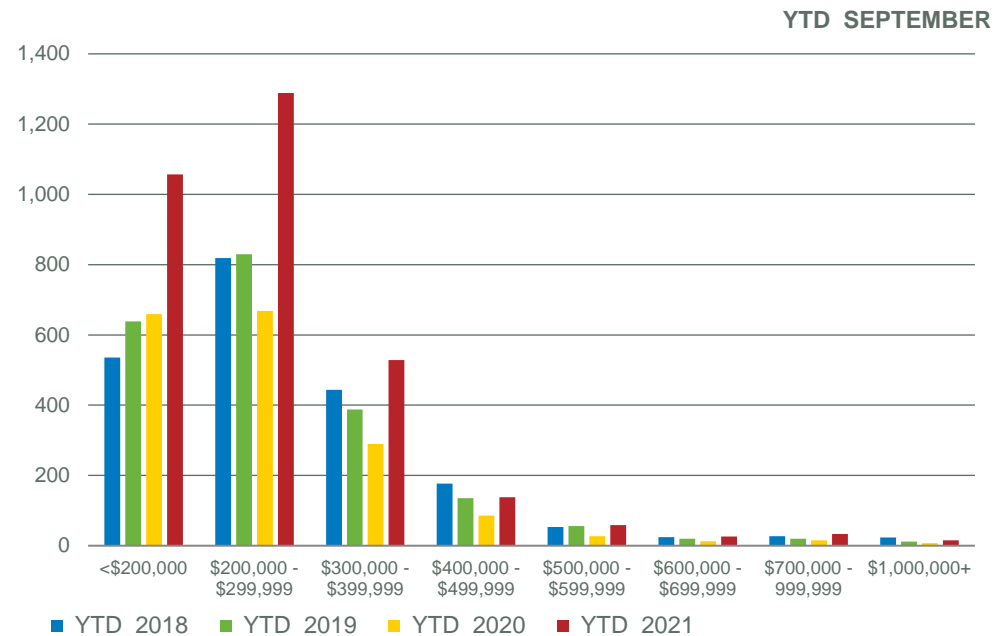


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	147	209	218	95	135	232	263	223	242	234	210	185
New Listings	568	559	476	258	449	671	640	495	581	561	407	287
Inventory	1,338	1,470	1,441	1,363	1,415	1,561	1,700	1,666	1,638	1,622	1,502	1,169
Days on Market	77	62	58	64	67	73	70	62	67	66	66	73
Benchmark Price	246,200	244,400	242,800	242,300	240,700	240,700	244,500	247,700	250,100	251,300	248,100	244,800
Median Price	210,000	242,500	230,000	228,000	213,000	219,250	238,600	228,000	229,000	223,605	215,000	212,500
Average Price	234,969	272,642	258,286	245,013	237,921	264,352	261,609	251,339	259,151	241,641	235,219	245,449
Index	170	169	168	168	166	166	169	171	173	174	172	169
2021												
Sales	184	271	385	440	379	442	346	332	366			
New Listings	552	571	868	837	797	748	642	571	632			
Inventory	1,313	1,430	1,683	1,807	1,963	1,964	1,914	1,783	1,718			
Days on Market	65	70	53	57	53	55	64	63	65			
Benchmark Price	245,200	246,200	250,600	252,300	252,600	253,000	254,100	253,300	253,200			
Median Price	220,000	238,000	230,000	234,000	244,000	224,000	233,750	225,000	225,000			
Average Price	258,009	252,223	260,965	265,229	289,538	257,438	259,629	258,609	257,687			
Index	170	170	173	174	175	175	176	175	175			

	Sep-20	Sep-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	1	1	19	11
\$100,000 - \$149,999	23	41	163	294
\$150,000 - \$199,999	74	97	477	752
\$200,000 - \$249,999	43	84	365	775
\$250,000 - \$299,999	39	55	303	514
\$300,000 - \$349,999	25	32	181	318
\$350,000 - \$399,999	14	24	108	210
\$400,000 - \$449,999	10	10	52	86
\$450,000 - \$499,999	5	10	34	52
\$500,000 - \$549,999	1	2	20	33
\$550,000 - \$599,999	2	1	7	26
\$600,000 - \$649,999	-	2	7	20
\$650,000 - \$699,999	-	-	6	6
\$700,000 - \$749,999	1	1	4	7
\$750,000 - \$799,999	2	1	6	4
\$800,000 - \$849,999	-	-	3	8
\$850,000 - \$899,999	-	1	1	5
\$900,000 - \$949,999	-	-	1	3
\$950,000 - \$999,999	-	1	-	6
\$1,000,000 - \$1,299,999	1	2	4	7
\$1,300,000 - \$1,499,999	1	-	1	3
\$1,500,000 - \$1,999,999	-	1	1	4
\$2,000,000 +	-	-	1	1
	242	366	1,764	3,145

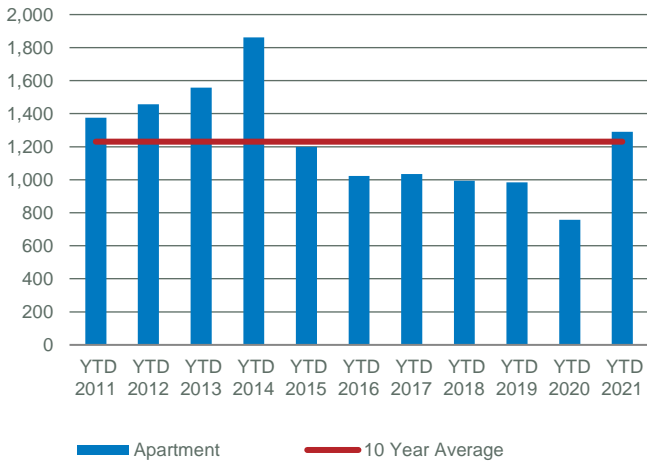
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

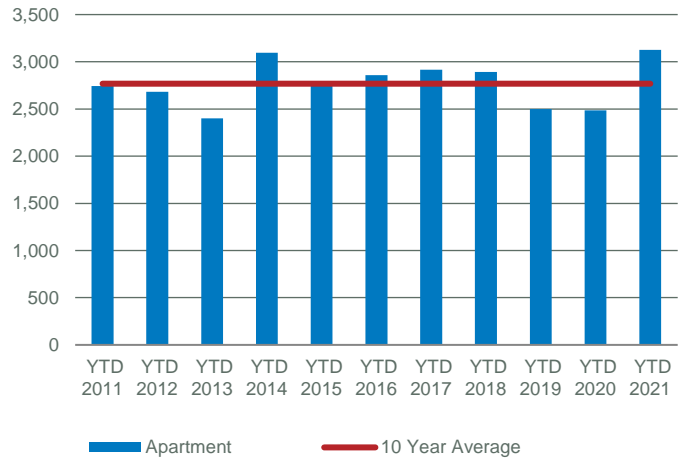
CITY OF CALGARY APARTMENT SALES

YTD SEPTEMBER

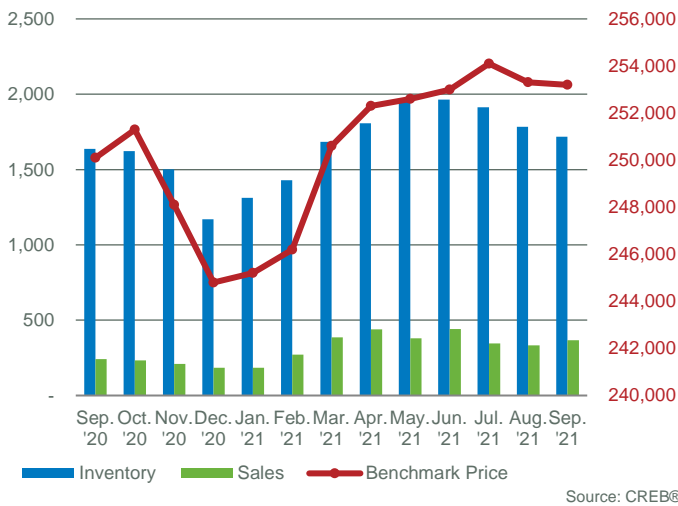


CITY OF CALGARY APARTMENT NEW LISTINGS

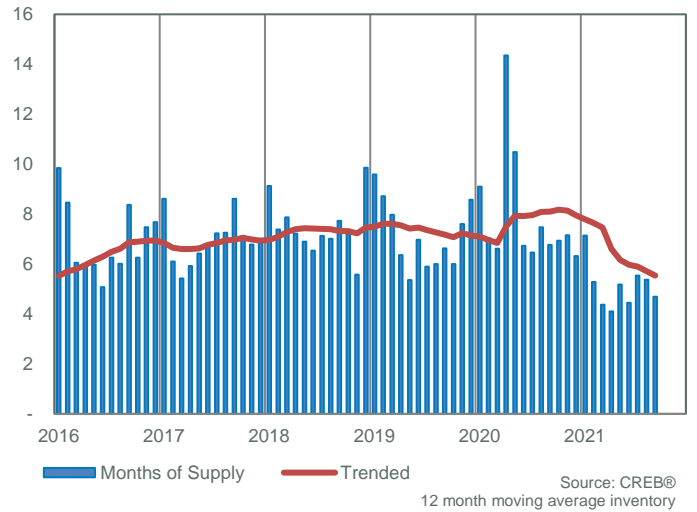
YTD SEPTEMBER



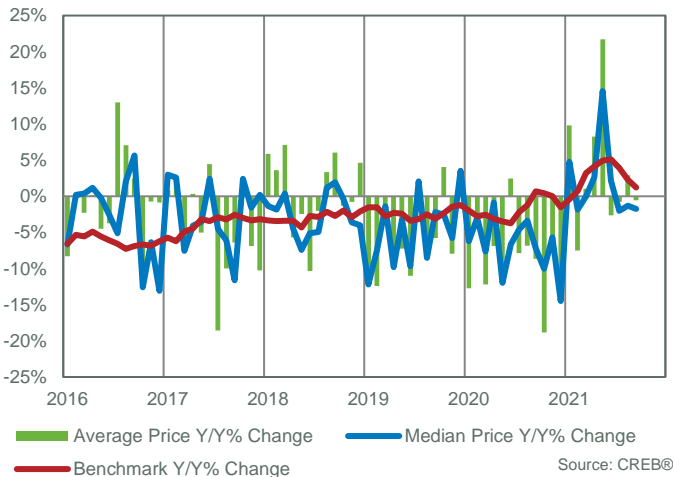
CITY OF CALGARY APARTMENT INVENTORY AND SALES



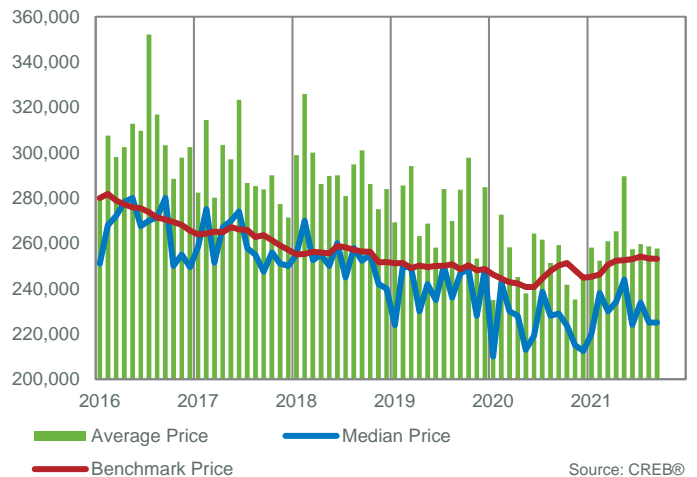
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES

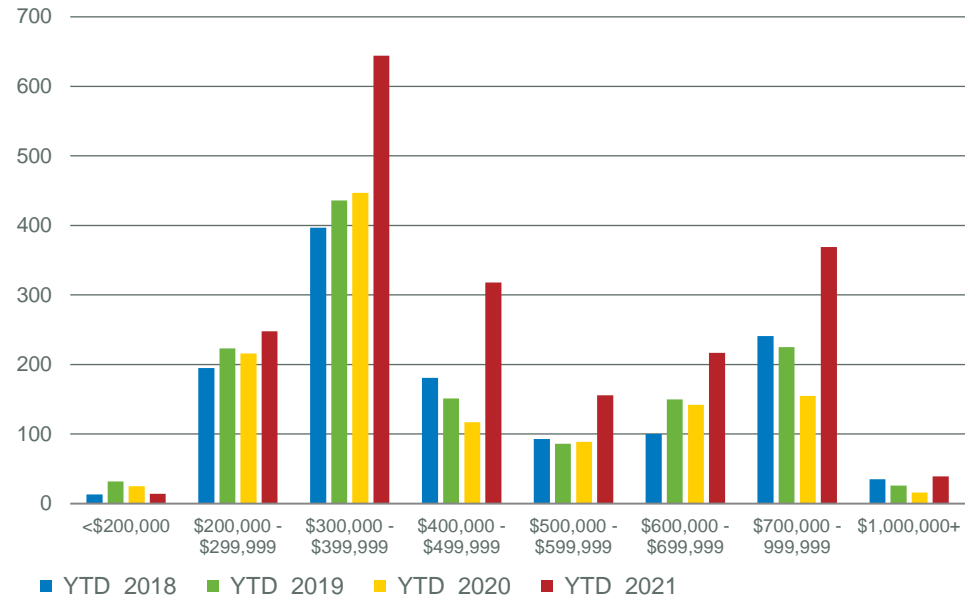


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	84	139	115	60	127	185	202	142	153	175	153	128
New Listings	240	254	248	167	249	300	288	241	279	237	165	118
Inventory	576	604	632	608	625	641	622	596	596	562	453	325
Days on Market	71	63	64	59	71	60	60	65	53	55	61	61
Benchmark Price	385,900	384,100	388,100	386,100	385,500	384,000	390,300	391,300	391,900	393,000	395,400	393,600
Median Price	406,750	360,965	408,000	354,950	349,900	365,000	365,493	416,750	401,500	375,000	390,000	369,750
Average Price	480,847	464,719	466,904	435,818	426,824	433,494	439,999	495,667	477,593	462,068	468,346	453,056
Index	195	194	196	195	195	194	198	198	198	199	200	199
2021												
Sales	140	180	270	299	277	243	209	177	210			
New Listings	212	254	393	436	375	382	321	270	296			
Inventory	345	374	450	539	558	591	579	545	517			
Days on Market	59	41	38	36	30	37	37	38	42			
Benchmark Price	391,700	398,600	411,200	419,700	423,700	427,000	428,400	430,000	424,900			
Median Price	387,750	462,500	414,950	450,000	425,000	424,900	410,000	434,000	400,000			
Average Price	478,616	522,359	489,356	537,761	503,552	509,071	490,949	490,464	464,602			
Index	198	202	208	212	214	216	217	218	215			

	Sep-20	Sep-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	2	-	5	1
\$150,000 - \$199,999	1	-	20	13
\$200,000 - \$249,999	4	8	75	65
\$250,000 - \$299,999	15	31	141	183
\$300,000 - \$349,999	26	34	232	267
\$350,000 - \$399,999	27	31	215	377
\$400,000 - \$449,999	18	25	81	204
\$450,000 - \$499,999	5	14	36	114
\$500,000 - \$549,999	3	8	31	66
\$550,000 - \$599,999	11	8	58	90
\$600,000 - \$649,999	9	6	66	95
\$650,000 - \$699,999	11	9	76	122
\$700,000 - \$749,999	3	13	47	119
\$750,000 - \$799,999	5	12	40	116
\$800,000 - \$849,999	4	4	24	42
\$850,000 - \$899,999	2	3	18	41
\$900,000 - \$949,999	1	1	12	28
\$950,000 - \$999,999	4	1	14	23
\$1,000,000 - \$1,299,999	2	2	15	34
\$1,300,000 - \$1,499,999	-	-	1	2
\$1,500,000 - \$1,999,999	-	-	-	2
\$2,000,000 +	-	-	-	1
	153	210	1,207	2,005

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

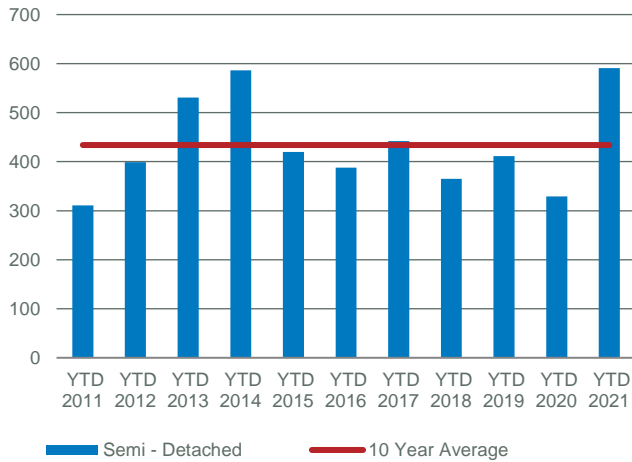
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

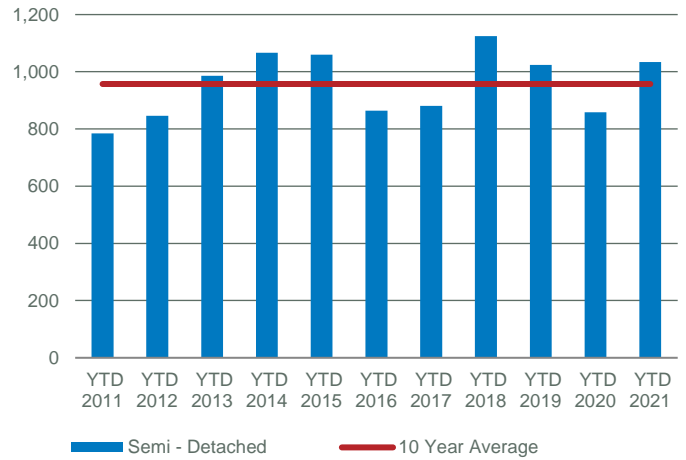
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD SEPTEMBER



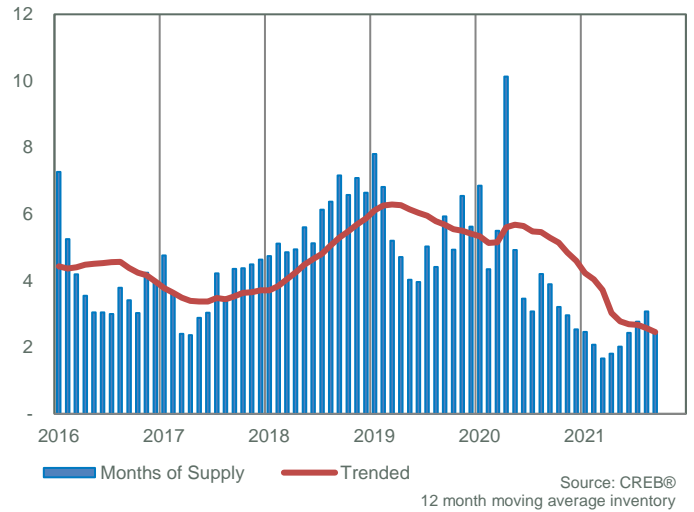
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



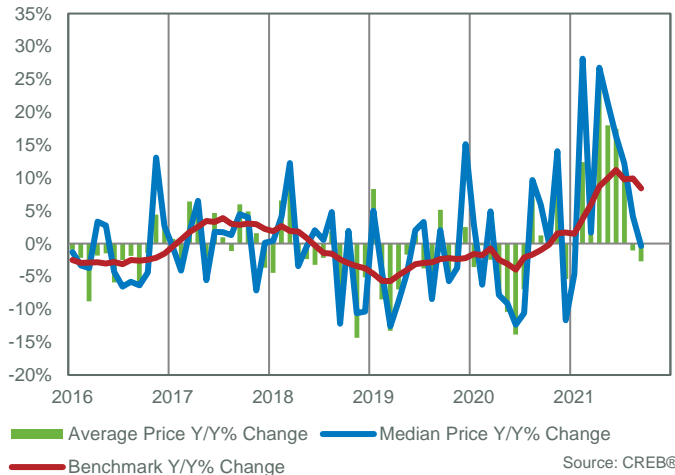
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



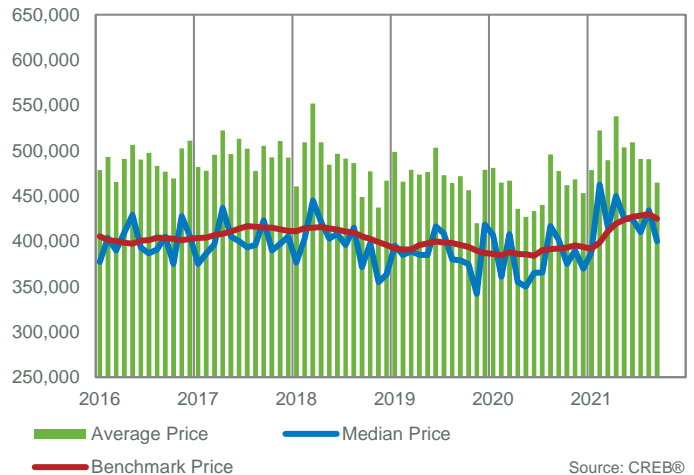
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

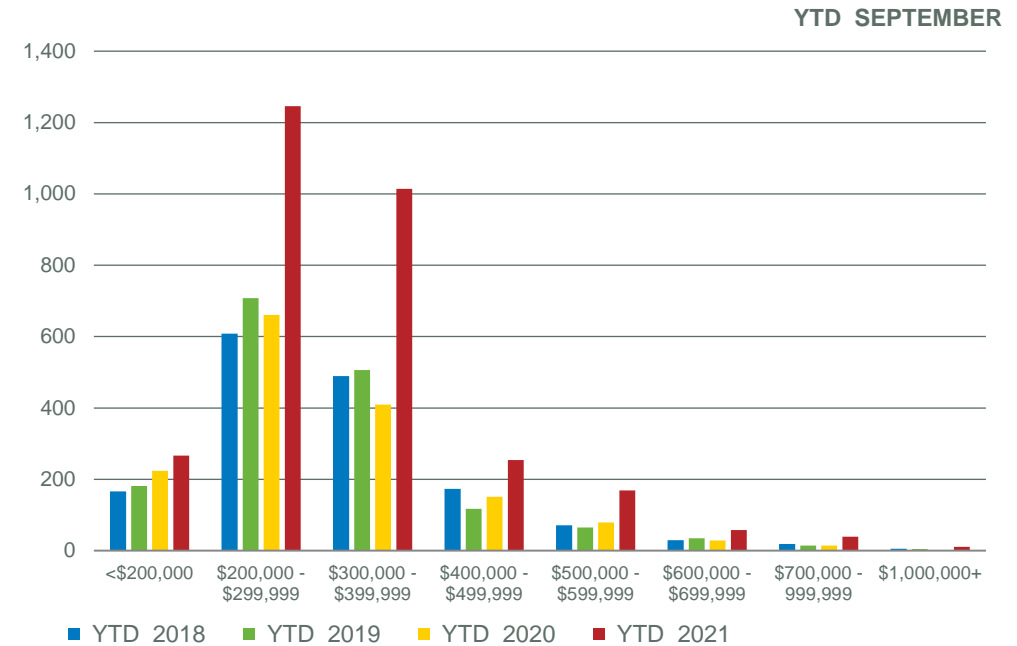


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2020												
Sales	113	164	152	77	145	243	200	218	256	217	191	169
New Listings	339	365	351	218	360	474	429	363	397	338	262	167
Inventory	764	851	900	852	912	965	1,019	1,005	949	908	821	612
Days on Market	79	58	57	67	71	58	49	59	60	64	60	67
Benchmark Price	279,600	281,600	281,200	277,300	274,600	274,700	271,000	278,300	279,400	279,900	281,000	279,400
Median Price	289,500	291,000	294,000	284,000	272,000	282,000	289,300	288,500	290,000	284,000	287,500	268,000
Average Price	311,734	324,991	304,924	296,630	283,243	305,710	303,214	307,714	328,992	318,144	312,655	297,289
Index	174	175	175	173	171	171	169	173	174	174	175	174
2021												
Sales	150	260	383	424	417	411	351	343	318			
New Listings	372	453	568	632	659	611	513	413	417			
Inventory	696	790	879	950	1,067	1,102	1,077	960	876			
Days on Market	67	53	45	45	41	39	45	47	52			
Benchmark Price	279,900	283,600	287,900	293,400	296,400	299,300	299,600	300,600	299,600			
Median Price	290,000	300,000	300,000	305,000	297,500	313,500	302,000	297,000	295,000			
Average Price	302,360	330,078	327,688	329,931	326,820	343,802	326,475	318,586	315,975			
Index	174	177	179	183	185	186	187	187	187			

	Sep-20	Sep-21	YTD 2020	YTD 2021
CALGARY TOTAL SALES				
<\$100,000	1	-	4	-
\$100,000 - \$149,999	4	5	53	36
\$150,000 - \$199,999	26	29	167	230
\$200,000 - \$249,999	41	54	269	474
\$250,000 - \$299,999	71	79	392	772
\$300,000 - \$349,999	35	63	275	645
\$350,000 - \$399,999	19	40	134	369
\$400,000 - \$449,999	14	11	89	148
\$450,000 - \$499,999	16	12	62	106
\$500,000 - \$549,999	11	11	55	103
\$550,000 - \$599,999	4	5	24	66
\$600,000 - \$649,999	6	4	20	29
\$650,000 - \$699,999	3	3	8	29
\$700,000 - \$749,999	2	1	9	19
\$750,000 - \$799,999	-	-	-	4
\$800,000 - \$849,999	-	-	1	6
\$850,000 - \$899,999	1	-	1	2
\$900,000 - \$949,999	-	-	1	4
\$950,000 - \$999,999	1	1	2	4
\$1,000,000 - \$1,299,999	-	-	-	7
\$1,300,000 - \$1,499,999	1	-	2	1
\$1,500,000 - \$1,999,999	-	-	-	3
\$2,000,000 +	-	-	-	-
	256	318	1,568	3,057

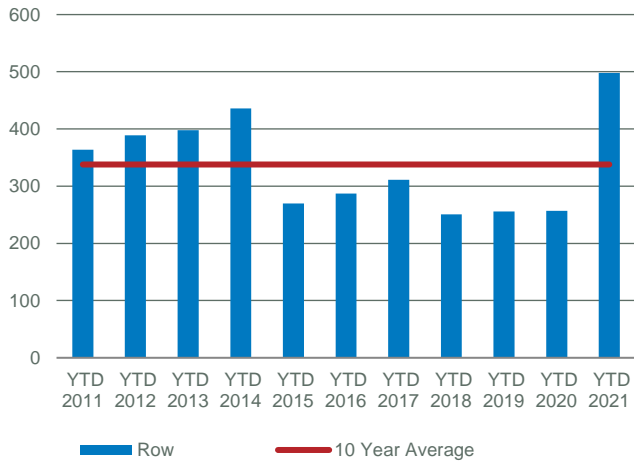
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

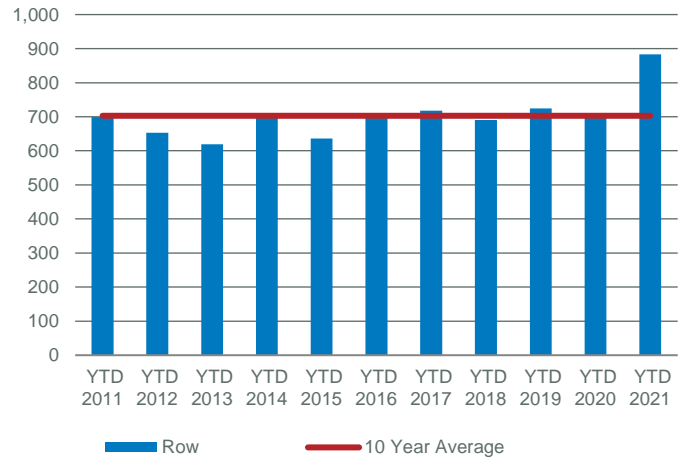
YTD SEPTEMBER



Source: CREB®

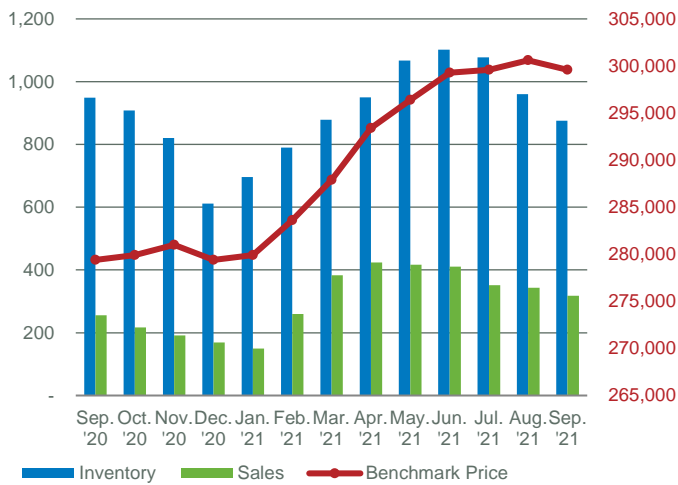
CITY OF CALGARY ROW NEW LISTINGS

YTD SEPTEMBER



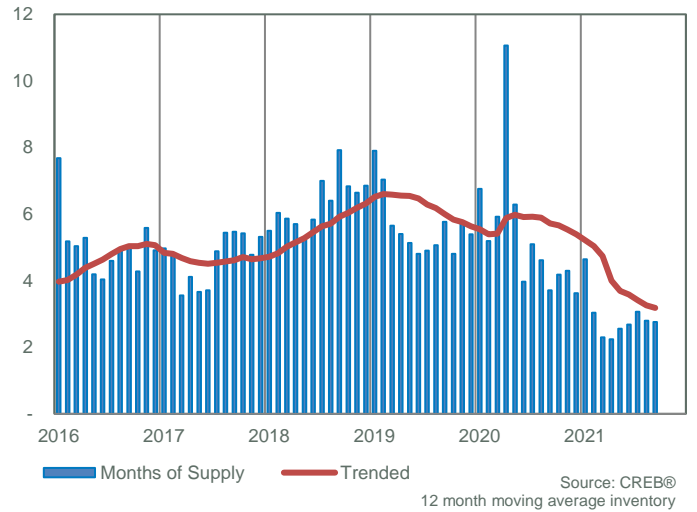
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



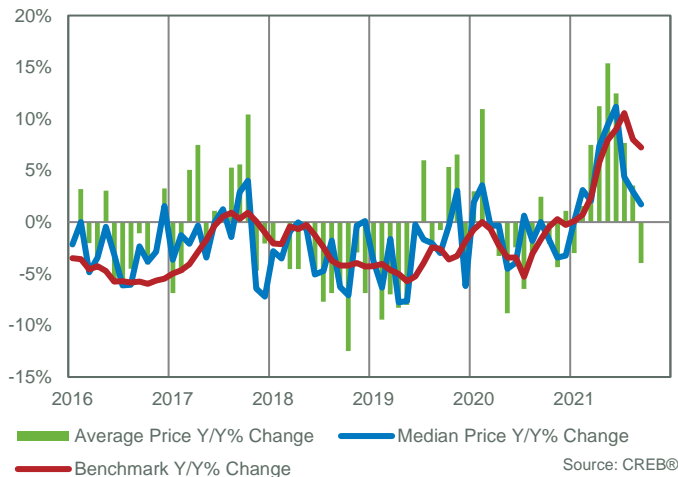
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



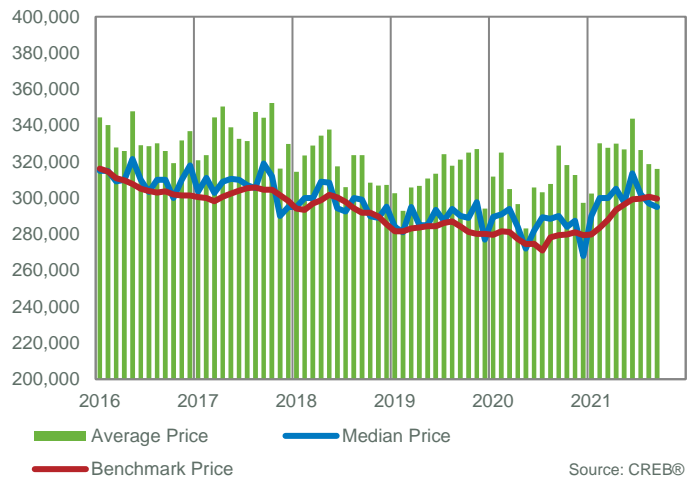
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

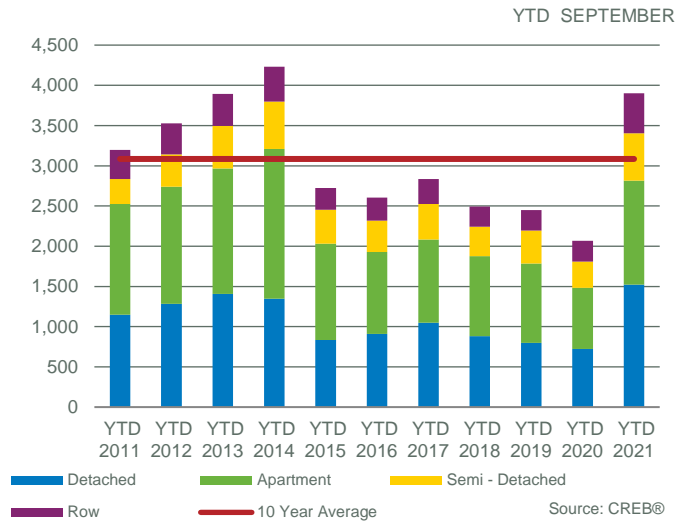
CITY OF CALGARY ROW PRICES



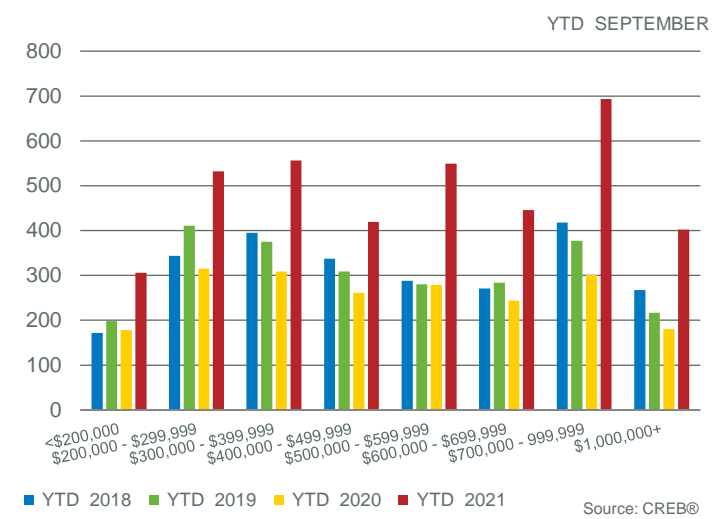
Source: CREB®

CITY CENTRE

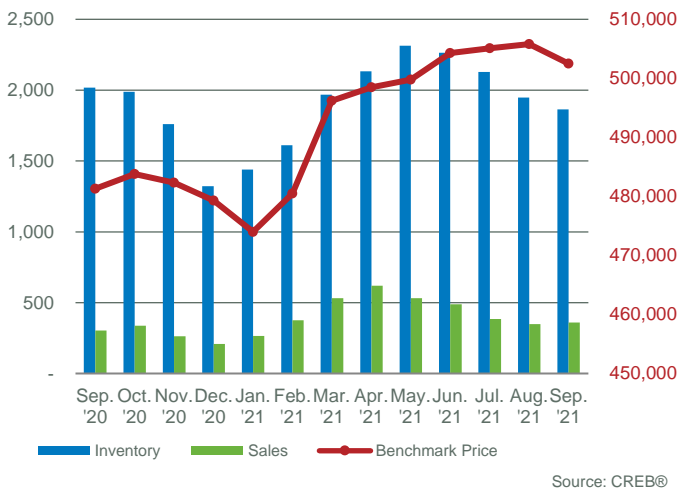
CITY CENTRE TOTAL SALES



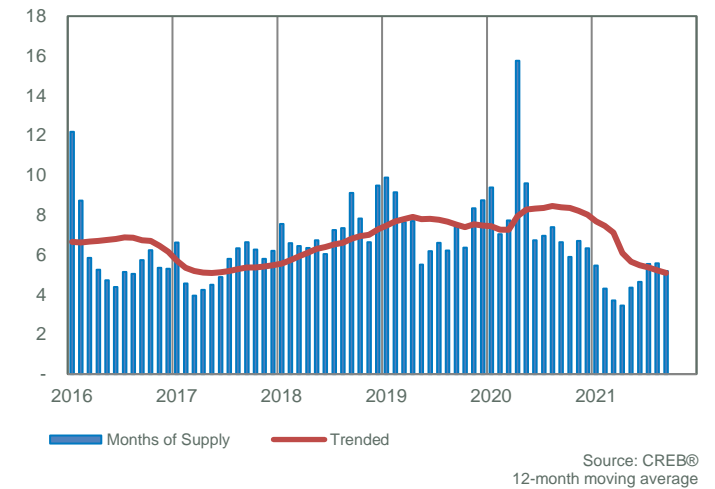
CITY CENTRE TOTAL SALES BY PRICE RANGE



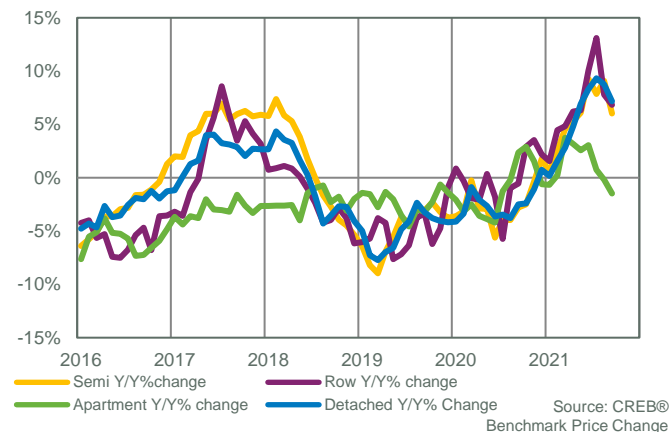
CITY CENTRE INVENTORY AND SALES



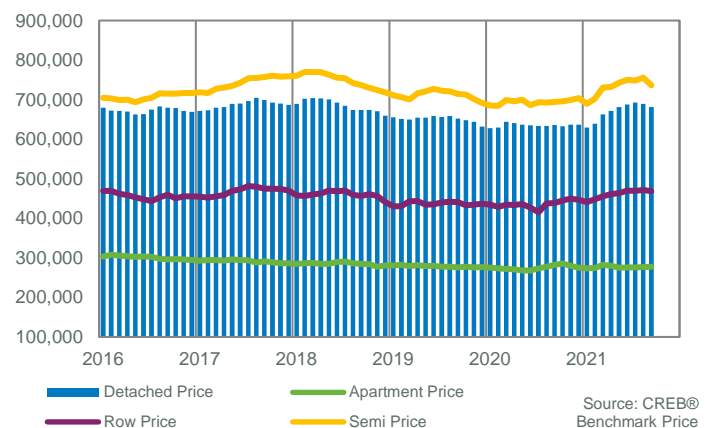
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

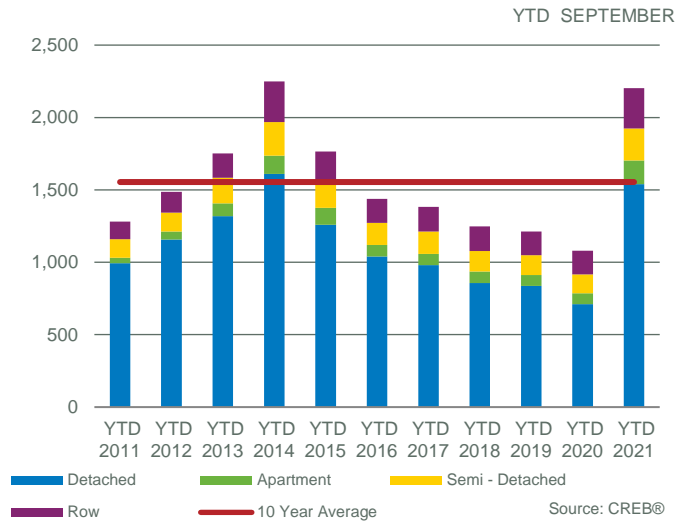


CITY CENTRE PRICES

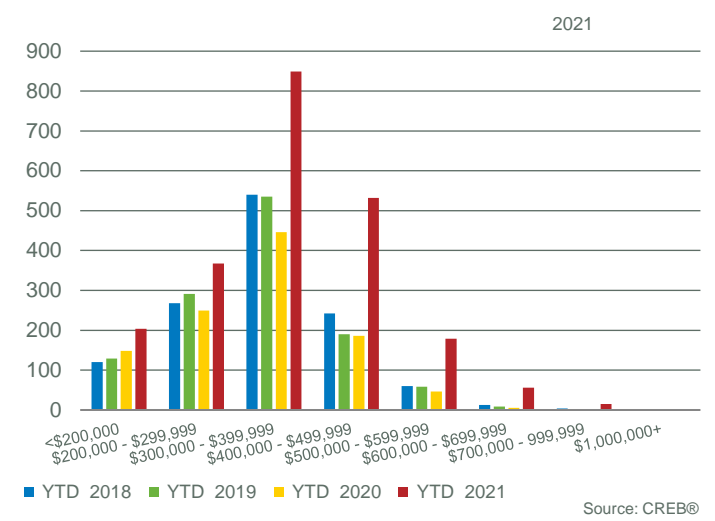


NORTHEAST

NORTHEAST TOTAL SALES



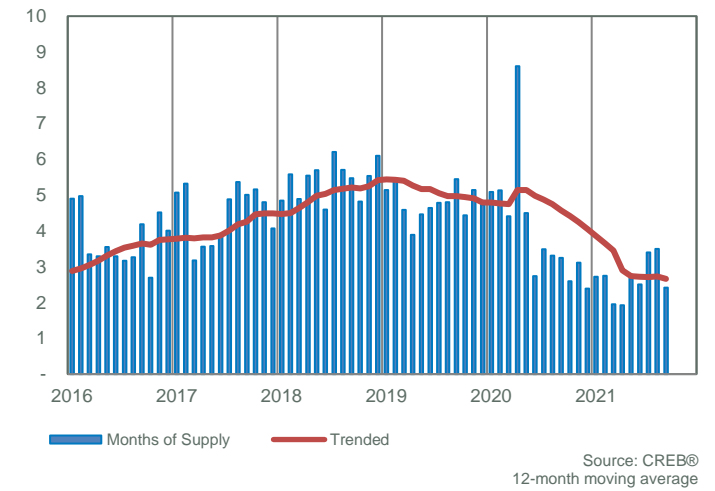
NORTHEAST TOTAL SALES BY PRICE RANGE



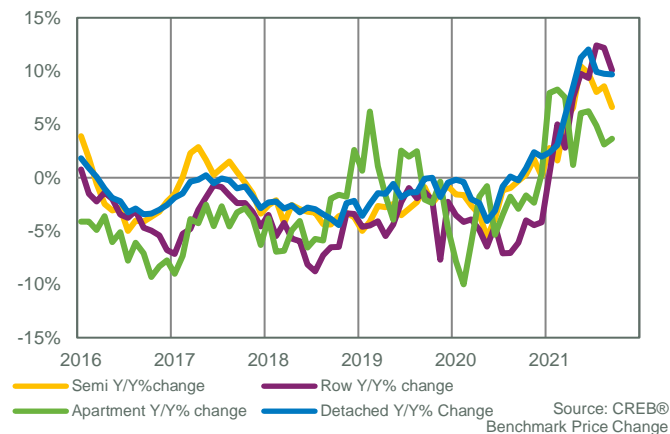
NORTHEAST INVENTORY AND SALES



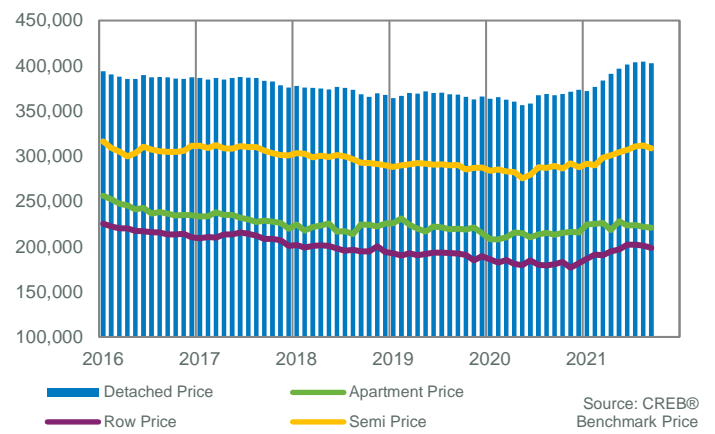
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

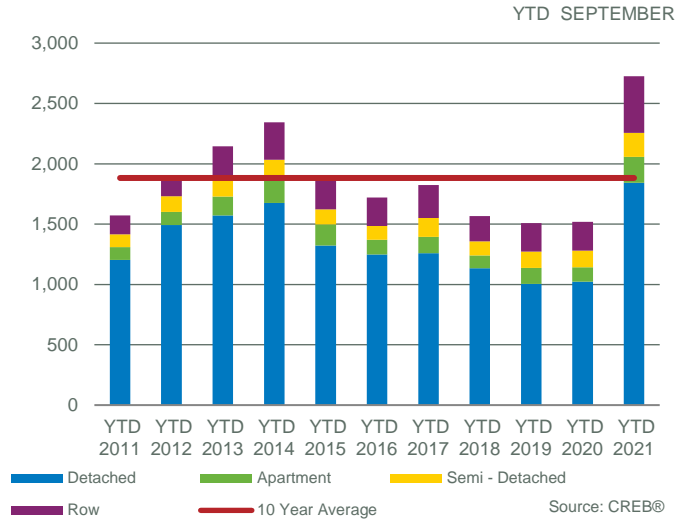


NORTHEAST PRICES

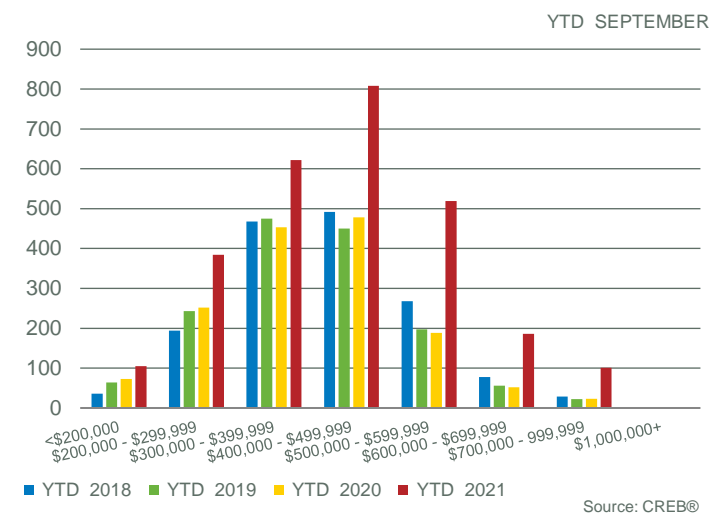


NORTH

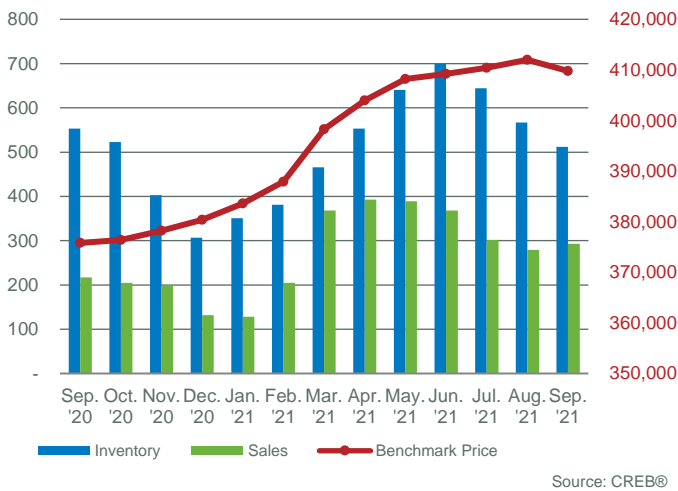
NORTH TOTAL SALES



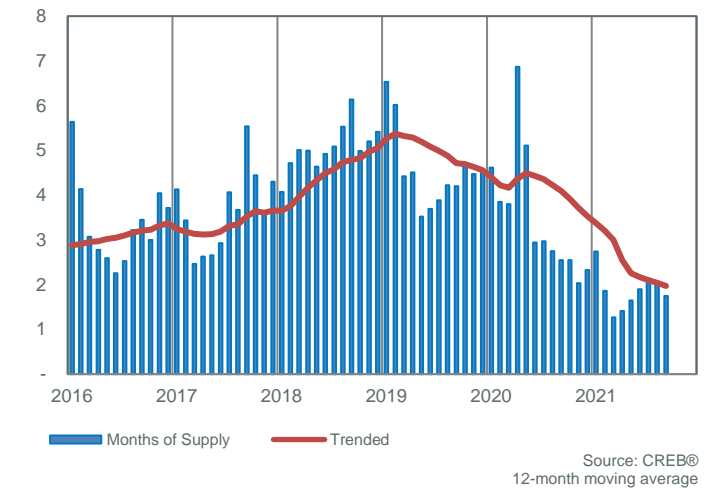
NORTH TOTAL SALES BY PRICE RANGE



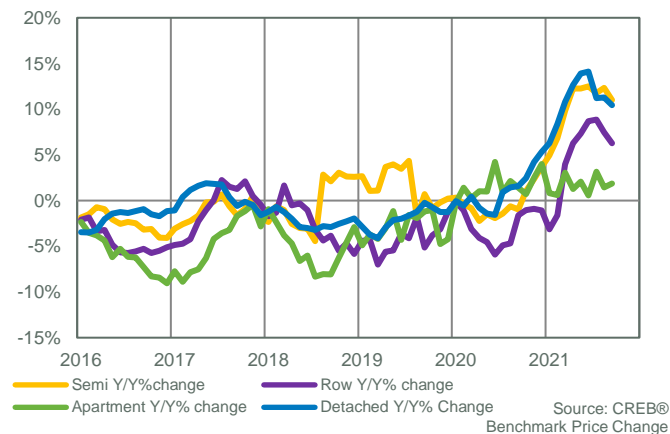
NORTH INVENTORY AND SALES



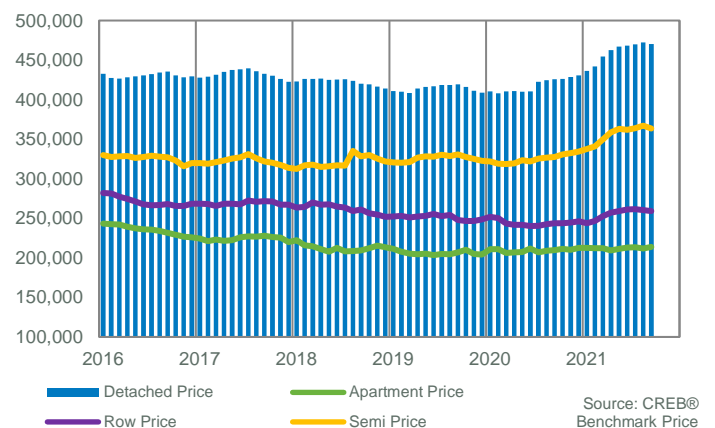
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

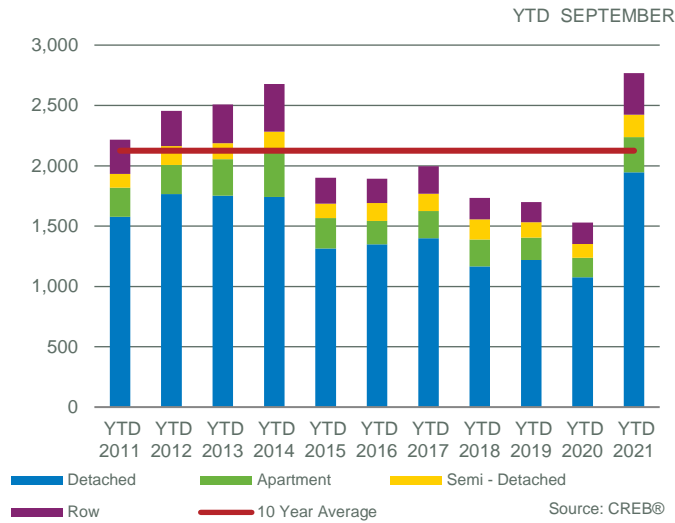


NORTH PRICES

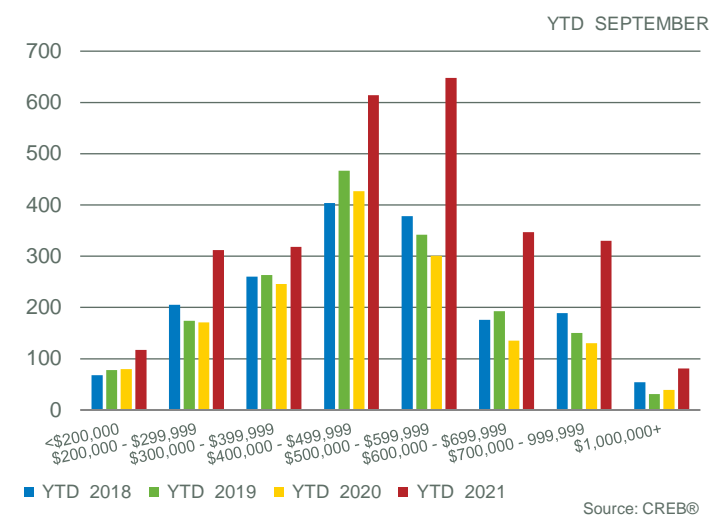


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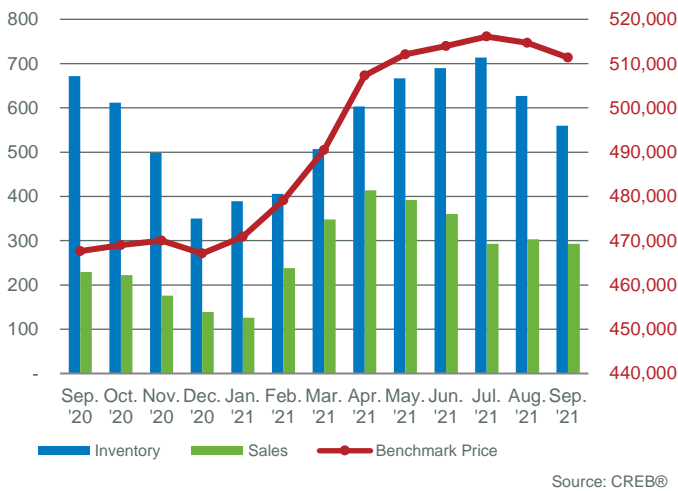
NORTHWEST TOTAL SALES



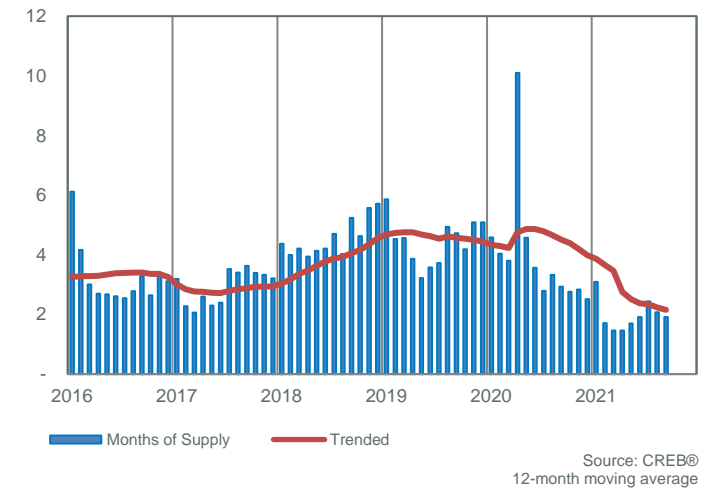
NORTHWEST TOTAL SALES BY PRICE RANGE



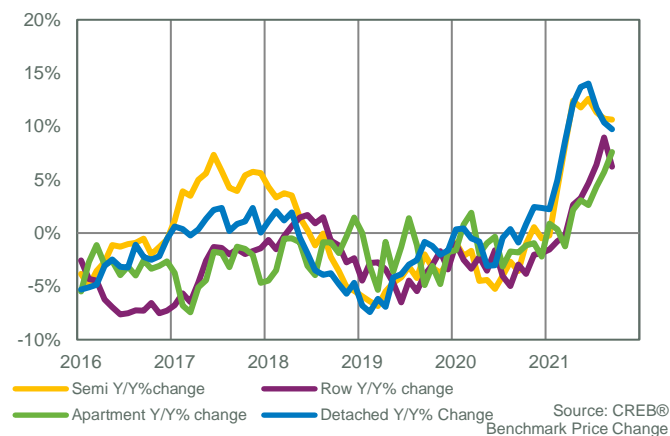
NORTHWEST INVENTORY AND SALES



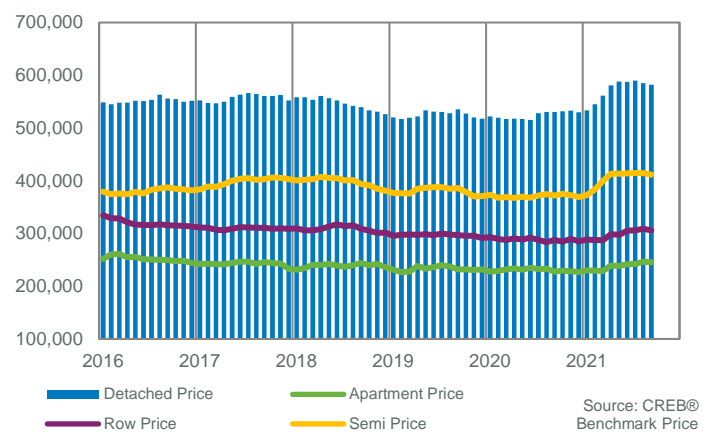
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

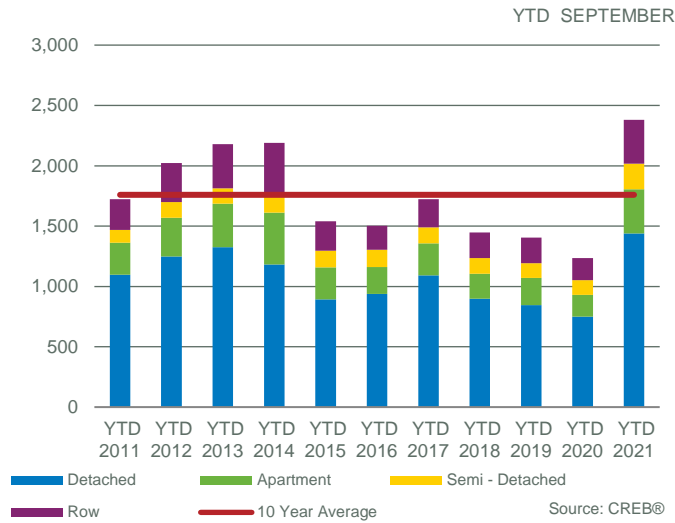


NORTHWEST PRICES

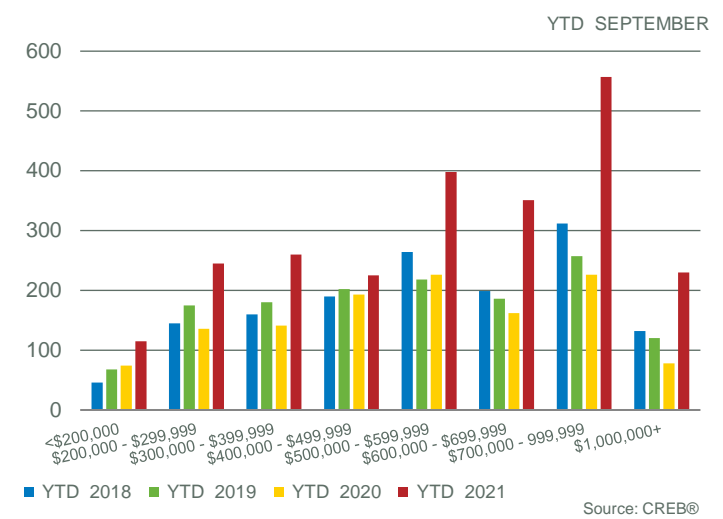


WEST

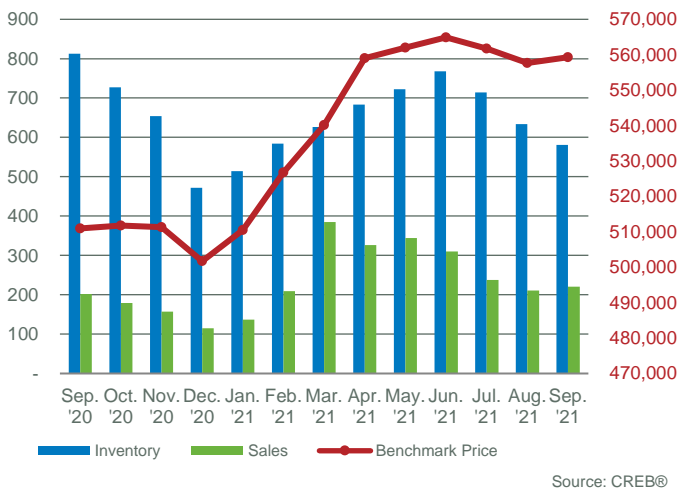
WEST TOTAL SALES



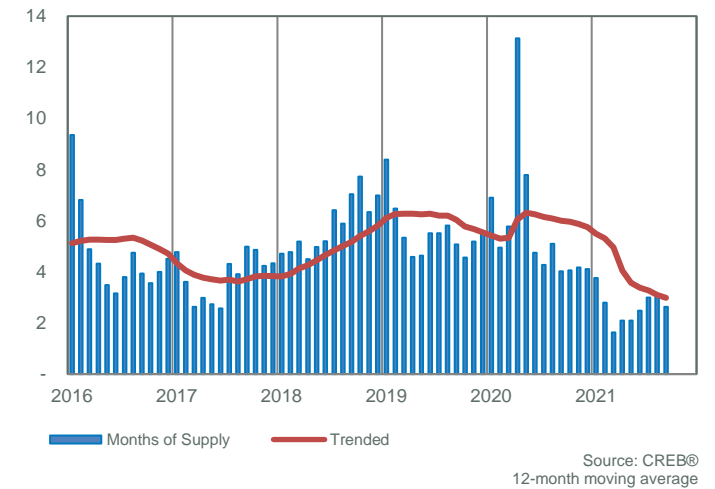
WEST TOTAL SALES BY PRICE RANGE



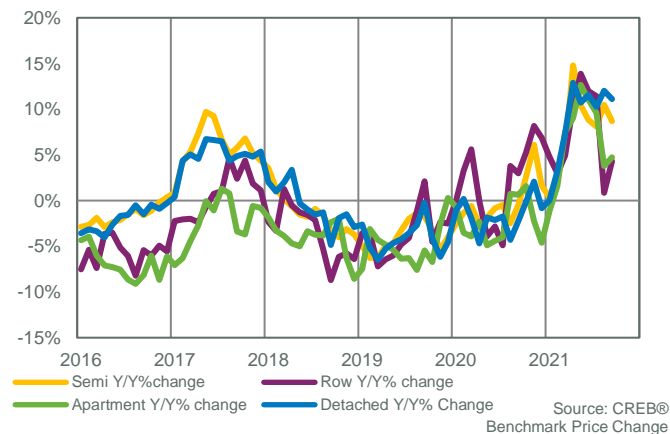
WEST INVENTORY AND SALES



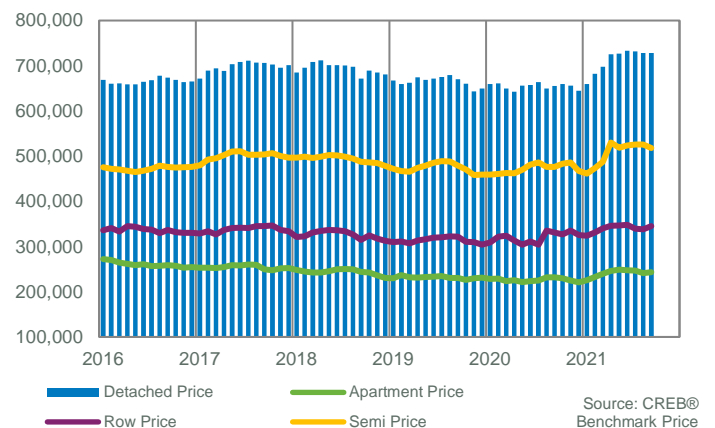
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

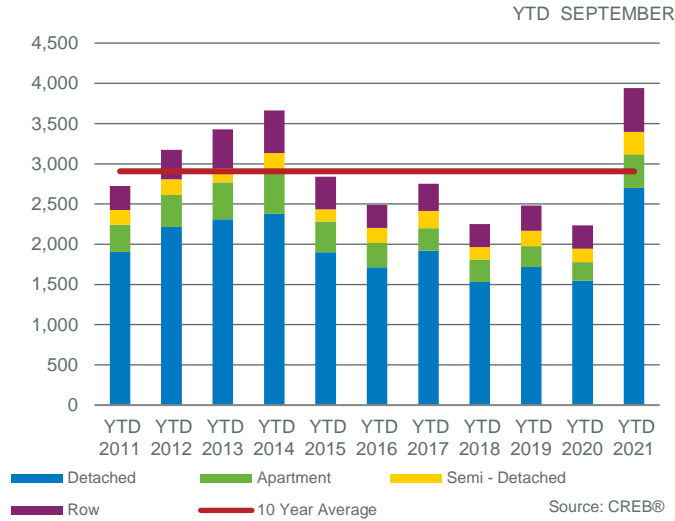


WEST PRICES

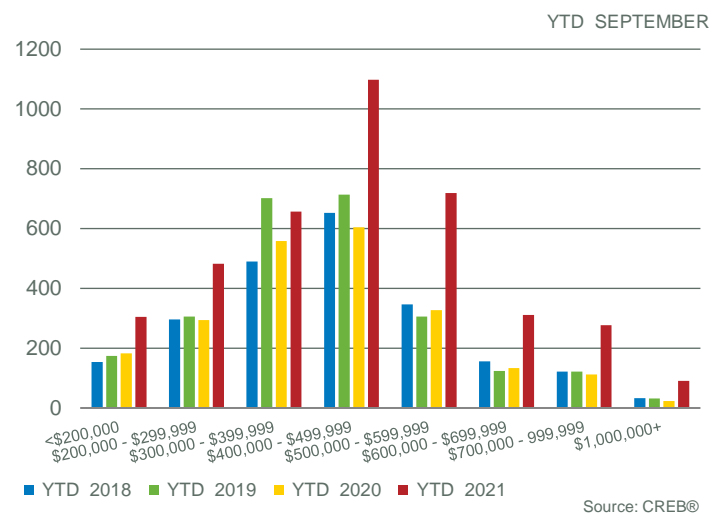


SOUTH

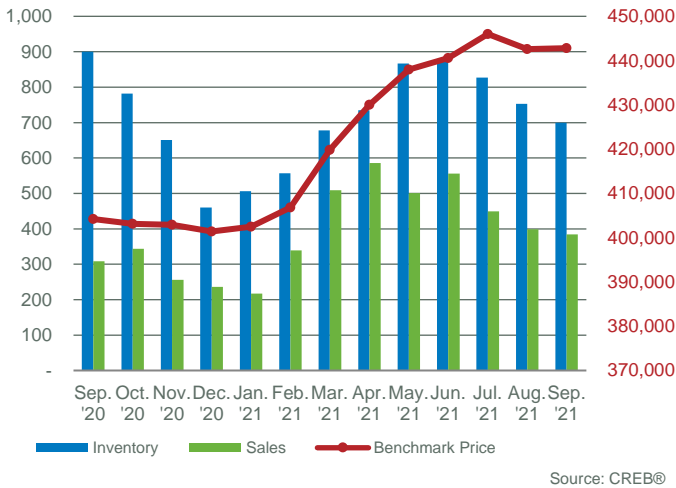
SOUTH TOTAL SALES



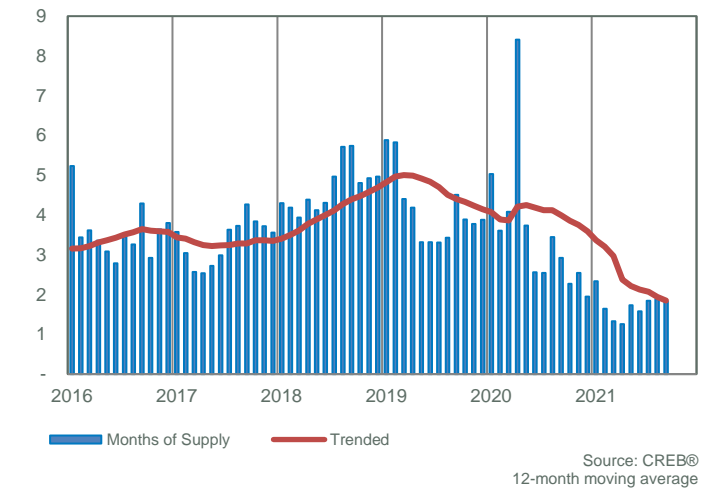
SOUTH TOTAL SALES BY PRICE RANGE



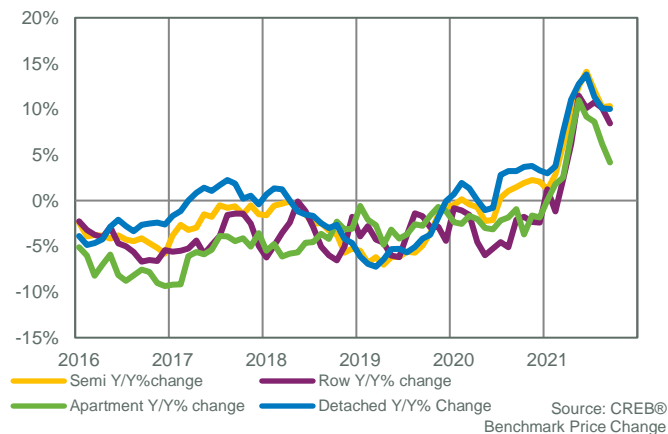
SOUTH INVENTORY AND SALES



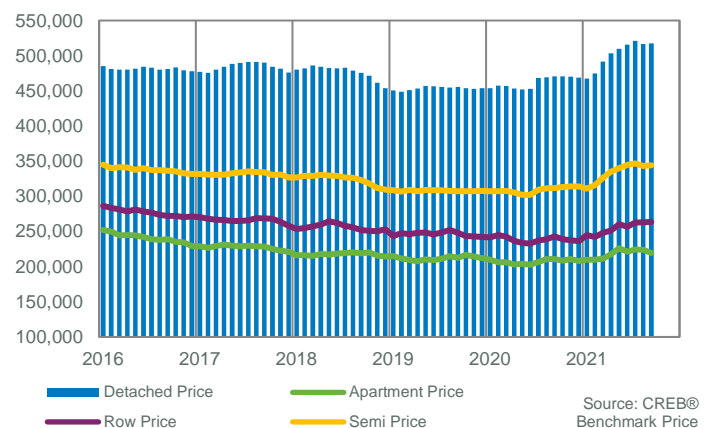
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

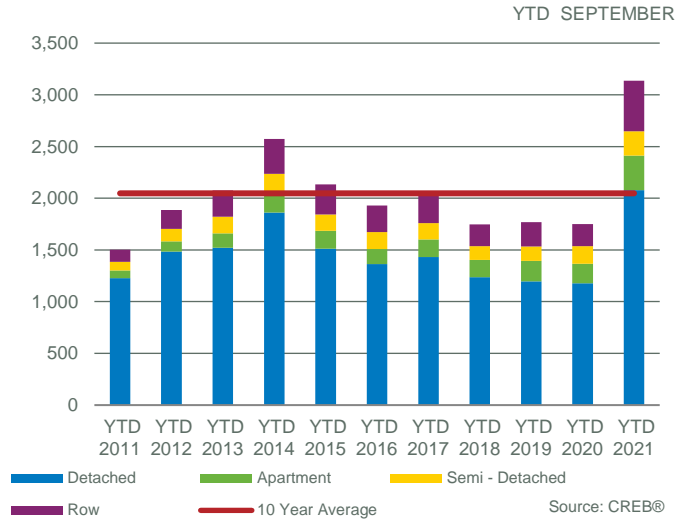


SOUTH PRICES

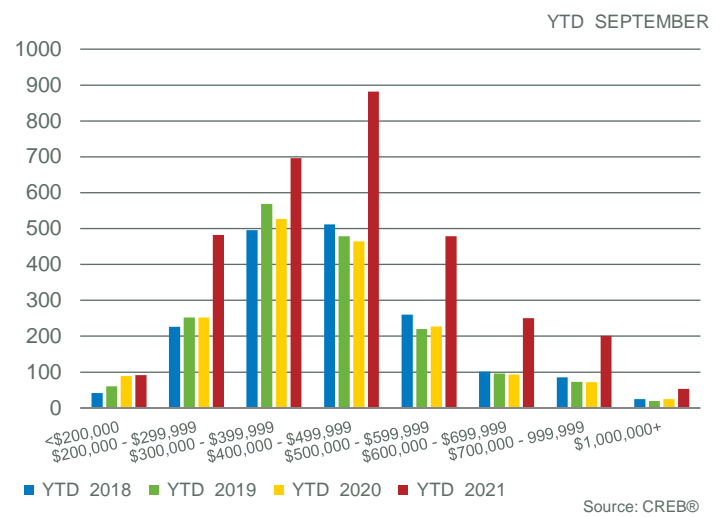


SOUTHEAST

SOUTHEAST TOTAL SALES



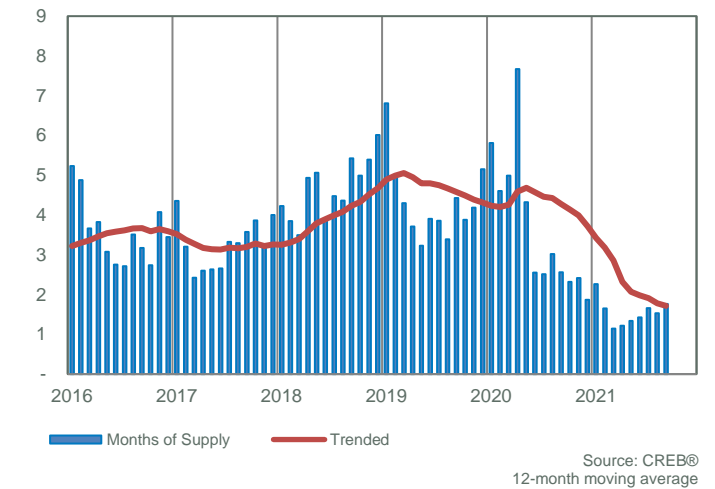
SOUTHEAST TOTAL SALES BY PRICE RANGE



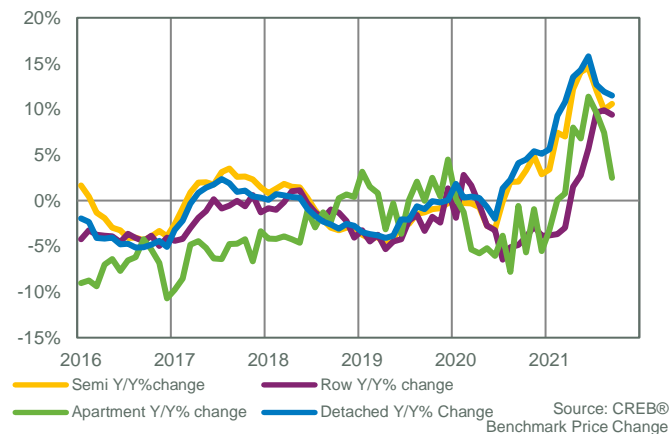
SOUTHEAST INVENTORY AND SALES



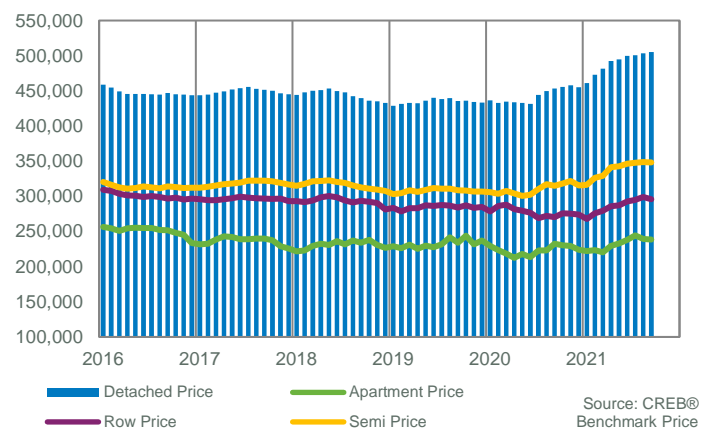
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

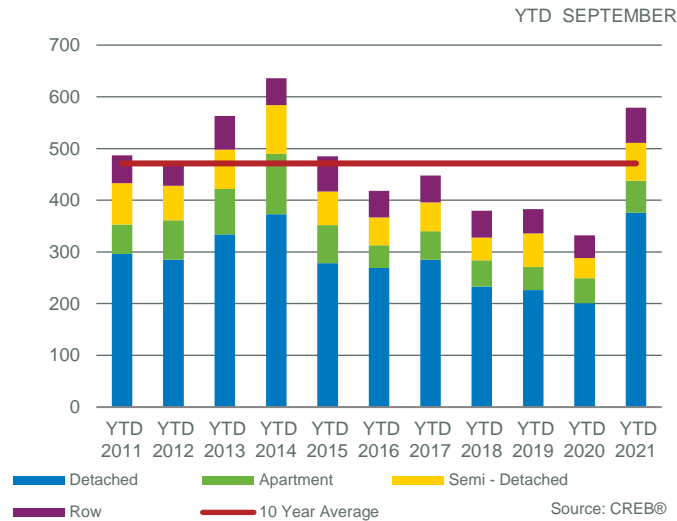


SOUTHEAST PRICES

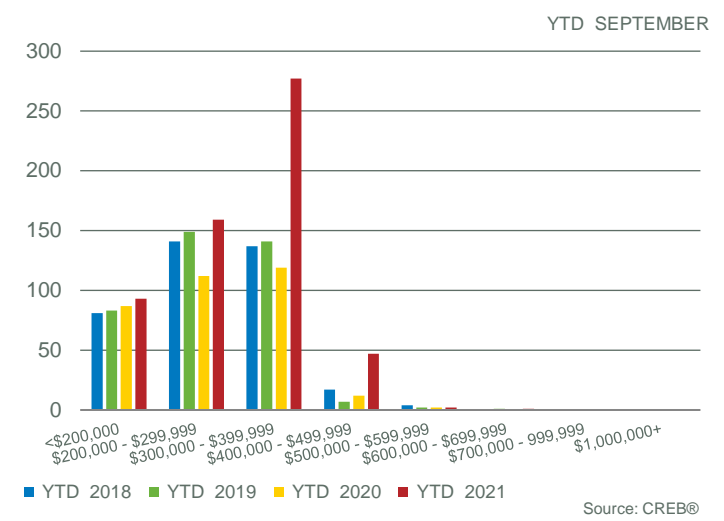


EAST

EAST TOTAL SALES



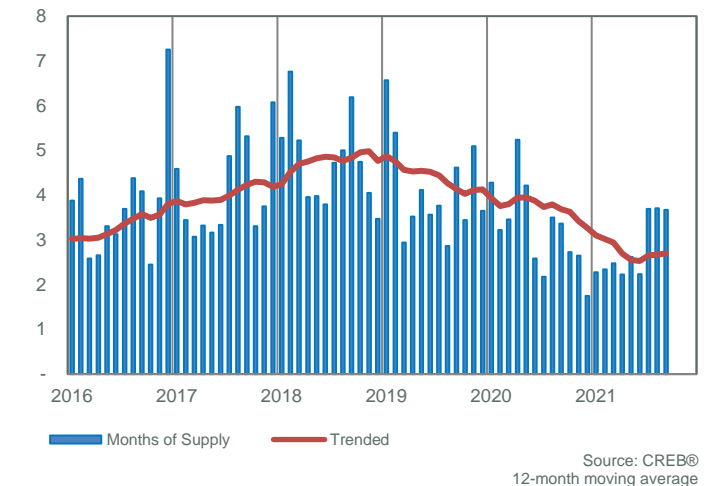
EAST TOTAL SALES BY PRICE RANGE



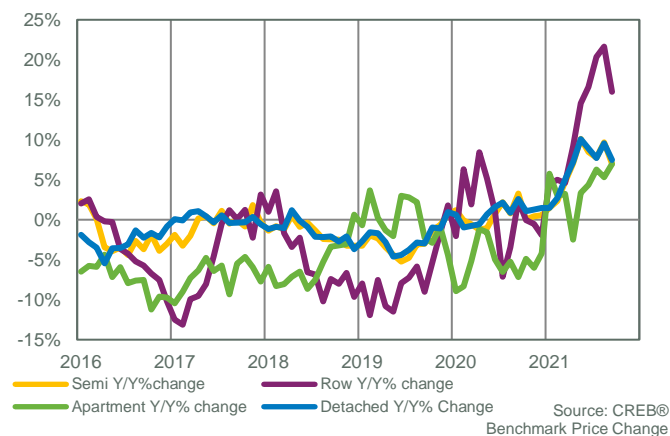
EAST INVENTORY AND SALES



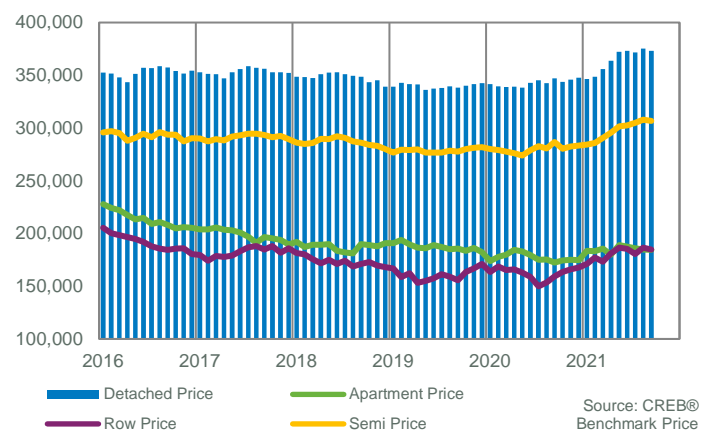
EAST MONTHS OF INVENTORY

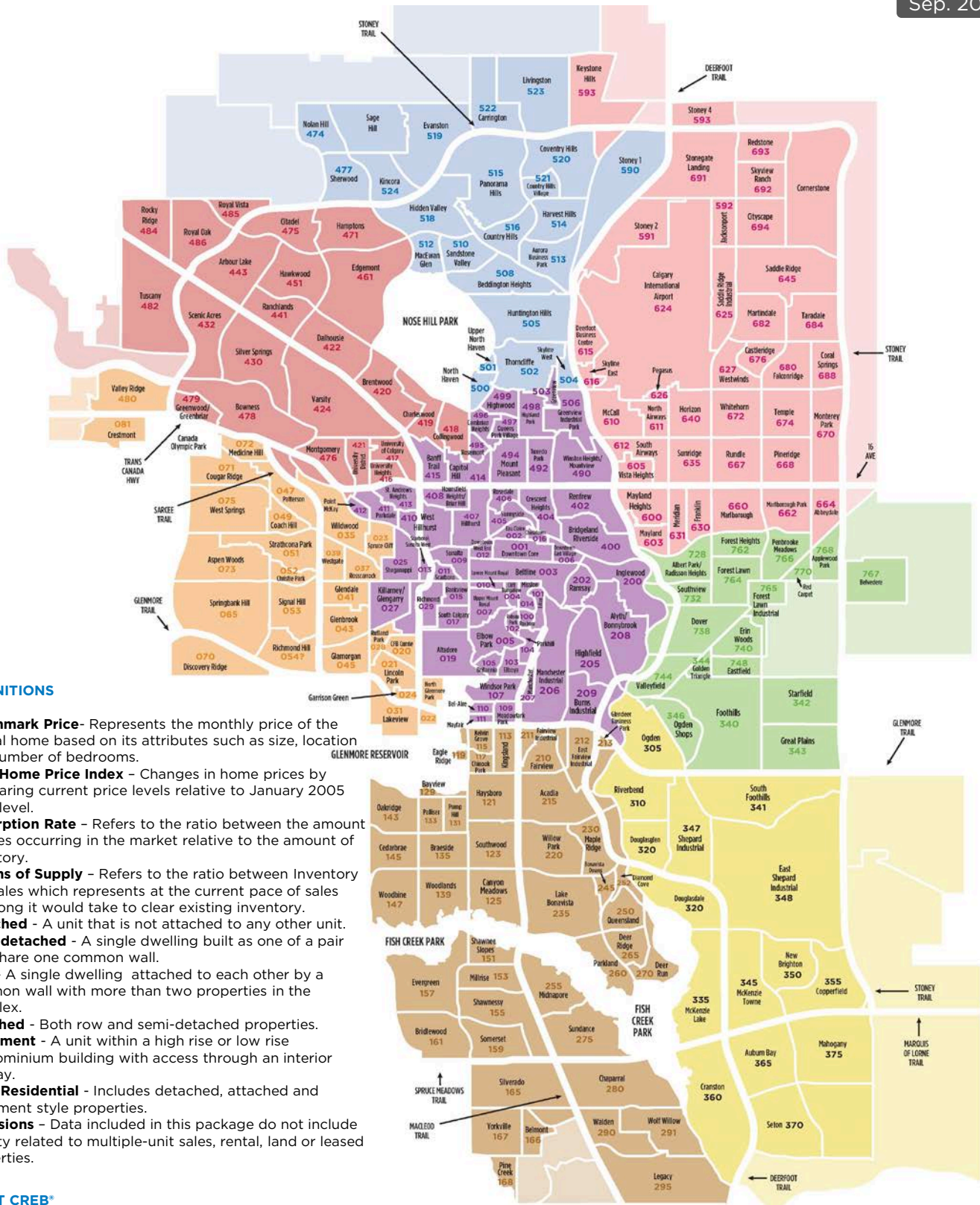


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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